

IN THE CITY OF RIVERSIDE, STATE OF CALIFORNIA

LANDSCAPE ARCHITECTURAL CONSTRUCTION PLANS

FOR

OFFSITE STREETSCAPE MARKET STREET + RIVERA AT STRONG STREET

GRADING & DRAINAGE

1. REFER TO CIVIL ENGINEER'S PRECISE GRADING PLANS FOR SITE GRADING PLANS FOR SITE GRADING, DRAINAGE, AND UTILITY LOCATIONS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.

2. REFER TO CIVIL ENGINEER'S DRAWINGS FOR SUBDRAINAGE POINT OF CONNECTION TO STORM DRAIN.

3. FIELD VERIFY EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.

4. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH EXISTING GRADING AT PROJECT LIMITS, GRADING LIMITS, AND EXISTING SIDEWALK. PRECISE ELEVATIONS INDICATED ON PLANS TO BE VERIFIED IN FIELD TO AS-BUILT CONDITION.

5. THE DEBRIS CREATED BY LANDSCAPE GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF LEGALLY OFF SITE.

6. FINAL LANDSCAPE GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION OF PLANTING.

KB HOME COSTAL. INC.

26201 YNEZ ROAD, SUITE 104

TEMECULA, CA 92591

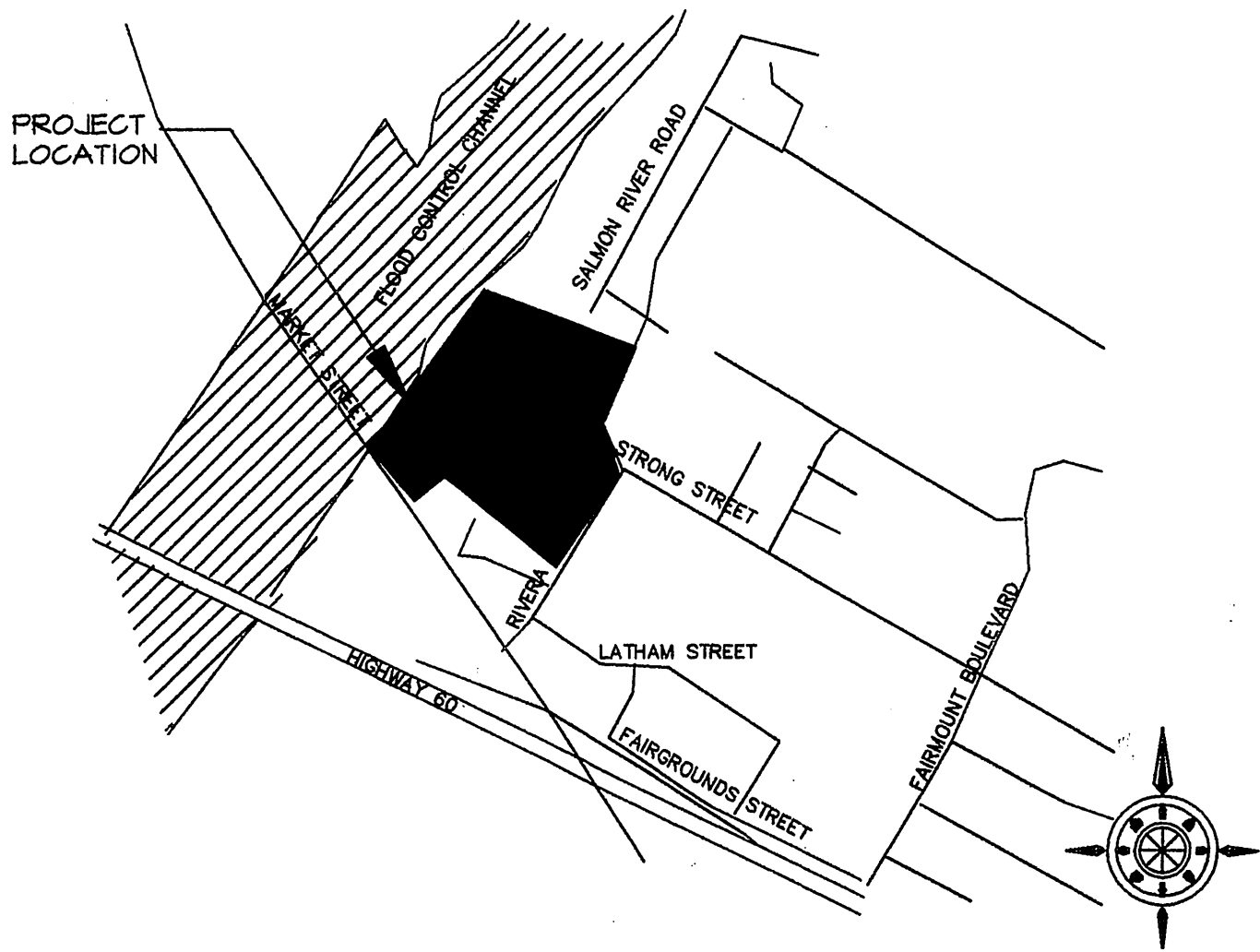
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TIM MARVICH (FORWARD PLANNER)

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PLAN INDEX

1 of 9	TITLE SHEET
2 of 9	IRRIGATION PLAN
3 of 9	IRRIGATION PLAN
4 of 9	IRRIGATION PLAN
5 of 9	IRRIGATION PLAN
6 of 9	PLANTING PLAN
7 of 9	PLANTING PLAN
8 of 9	PLANTING PLAN
9 of 9	PLANTING PLAN



GENERAL NOTES

1. BASE INFORMATION INCLUDING THE LOCATION OF PROPERTY LINES, EASEMENTS, BUILDING, ROADS AND CURBS HAVE BEEN TAKEN FROM THE ARCHITECTS DRAWINGS. REFER TO THE ARCHITECTS AND CIVIL ENGINEERS DRAWINGS FOR ADDITIONAL INFORMATION.

2. REFER TO THE CIVIL ENGINEERS DRAWINGS FOR UTILITY INFORMATION INCLUDING STORM DRAIN, SEWER, WATER, ELECTRICAL, GAS, TELEPHONE AND CABLE TV.

3. REFER TO THE CITY AND / OR COUNTY STANDARD PLANS AND SPECIFICATIONS AS APPLICABLE.

4. CONTRACTOR TO VERIFY SITE INFORMATION INCLUDING PROPERTY LINES, TOP AND BOTTOMS OF SLOPES, ROADWAY CURB AND GUTTERS, UTILITIES AND OTHER INFORMATION AFFECTING THE SCOPE OF WORK INCLUDED ON THESE DRAWINGS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON TH LANDSCAPE ARCHITECT'S PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT FOR DIRECTION ON HOW TO PROCEED.

5. EXCAVATION IN THE VICINITY OF UTILITIES AND EXISTING MATERIALS SHALL BE UNDERTAKEN WITH GREAT CARE. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK. ANY DAMAGE CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOL RELATED TO THE EXECUTION OF THE CONTRACT SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC., SHALL BE SET IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.

7. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES AND / OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.

8. ALL ELECTRICAL JUNCTION BOXES FOR LIGHTS SHALL BE IN PLANTING AREAS. STAKE LOCATION PRIOR TO INSTALLATION.

9. SEE CIVIL ENGINEER'S DRAWINGS FOR CURBS AND A/C PAVING.

10. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOBSITE AND NOTIFY ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

GENERAL NOTES FOR HOA

1. ALL RELATED WORK SHALL CONFIRM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND SPECIFICATIONS FOR PLANTING AND IRRIGATION WORK. (SPECIFICATION SECTIONS 02480).

2. A "PUBLIC LANDSCAPE" PERMIT, AS ISSUED THE PARK AND RECREATION DEPARTMENT IS REQUIRED. CONTACT THE PARK PROJECTS INSPECTOR AT (951) 951-6254 TO SCHEDULE A PRE-CONSTRUCTION MEETING AND TO OBTAIN THE PERMIT.

3. WHEN CALLING FOR INSPECTIONS CONTACT THE PARK PROJECTS INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE TO SCHEDULE AN INSPECTION. A WRITTEN APPROVAL WILL BE PROVIDED ON THE PUBLIC LANDSCAPE PERMIT CARD FOR EACH STAGE OF INSPECTION. A VERBAL APPROVAL WILL NOT BE ACCEPTABLE. INSPECTIONS ARE REQUIRED PER THE STANDARD SPECIFICATIONS AND INCLUDE BUT ARE NOT NECESSARILY LIMITED TO THE FOLLOWING:

- AFTER COMPLETION OF FINAL GRADING AND WHEN ALL UTILITY SERVICES HAVE BEEN MARKED, BUT PRIOR TO INITIATING ANY LANDSCAPE WORK WITHIN IN THE PUBLIC RIGHT OF WAY;
- AT TIME OF INSTALLATION OF IRRIGATION SLEEVES AND CONSTANT PRESSURE MAINLINES, BUT PRIOR TO BACKFILL OF TRENCHES FOR SAME (NOTE: MAINLINES MUST BE PRESSURE TESTED IN THE PRESENCE OF THE PARK PROJECTS INSPECTOR);
- AT TIME OF INSTALLATION OF IRRIGATION VALVES, LATERALS AND HEADS;
- FOR SPOTTING OF ALL TREES PRIOR TO DIGGING PLANTING PITS;
- WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES;
- AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED, FOR START OF MAINTENANCE;
- AT SUBSTANTIAL COMPLETION OF THE PROJECT FOR CITY'S ACCEPTANCE TO START THE REQUIRED MAINTENANCE PERIOD;
- AT THE END OF THE MAINTENANCE PERIOD, THE CONTRACTOR/DEVELOPER SHALL CONTACT THE PARK PROJECTS INSPECTOR AT THE NUMBER LISTED ABOVE FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. DEVELOPERS BONDS WILL NOT BE RELEASED UNTIL AFTER CITY'S RECEIPT OF WRITTEN NOTIFICATION FROM THE HOA'S AUTHORIZED REPRESENTATIVE THAT THE HOA IS ASSUMING MAINTENANCE RESPONSIBILITIES, AND THE CITY'S ISSUANCE OF WRITTEN NOTIFICATION TO THE DEVELOPER THAT THE PROJECT HAD PASSED FINAL INSPECTION.

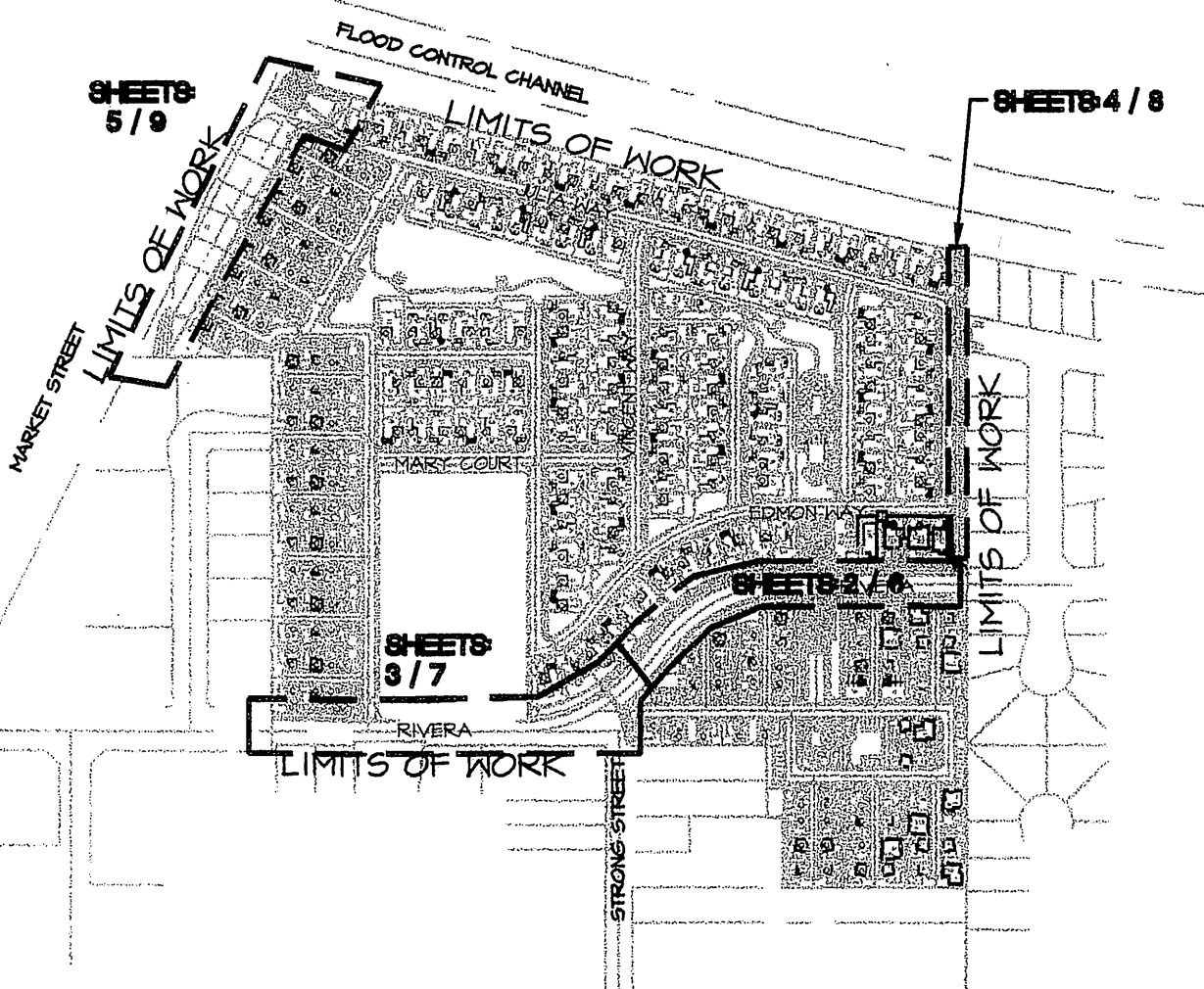
4. THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE(1) YEAR.

* NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE THE PARK PROJECTS INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE THE TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

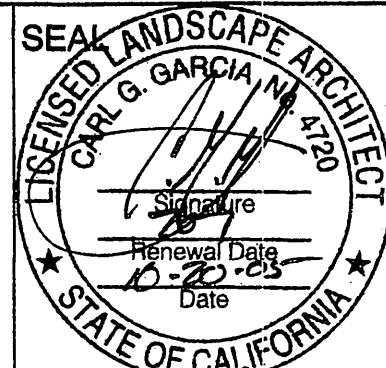
SUMMARY OF LANDSCAPE QUANTITIES

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITIES
1.	LANDSCAPE PLANTING AREA	SF	58,903
2.	TRAIL AREA	SF	6,100
3.	TRAIL FENCE	LF	815
4.	ALUMINUM EDGING	LF	828
5.	CONCRETE MOW CURB	LF	450
6.	TREES BY SIZE:		
	15 GAL.	EA	93
	24" BOX	EA	4
	10' B.T.F. (PALMS)	B.T.F.	20
7.	SHRUBS BY SIZE:		
	5 GAL.	EA	170
	1 GAL.	EA	545
8.	VINES BY SIZE:		
	1 GAL.	EA	206
9.	GROUNDCOVERS:		
	24" O.C.	SF	46,635
	HYDROSEED	SF	3,670

VICINITY MAP



KEY MAP



i.D.L.A.
Ian Davidson, Landscape Architect

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PLANNING DEPARTMENT APPROVAL
DR. CASE # P03-0776 / Per 4-0001

Signature

11/30/05

MARK REVISIONS APPR. DATE
DESIGNED BY _____ DRAWN BY _____ SS _____ CHECKED BY _____ CGG _____

**CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT**

APPROVED BY _____ BY _____ DATE _____
DEPUTY P.W. DIRECTOR
PRINCIPAL ENGINEER
CHIEF P.W. INSPECTOR
TRAFFIC DIVISION
SUPERVISOR
STREET SERVICES
PARKS DEPARTMENT

APPROVED BY *Signature*
PUBLIC WORKS DIRECTOR
DATE 11/30/05

**OFFSITE STREETSCAPE
TITLE SHEET**

**LA RIVERA VILLAS
RIVERA AT STRONG STREET**

HORIZ. SCALE: AS NOTED

IDLA JOB #: 11903

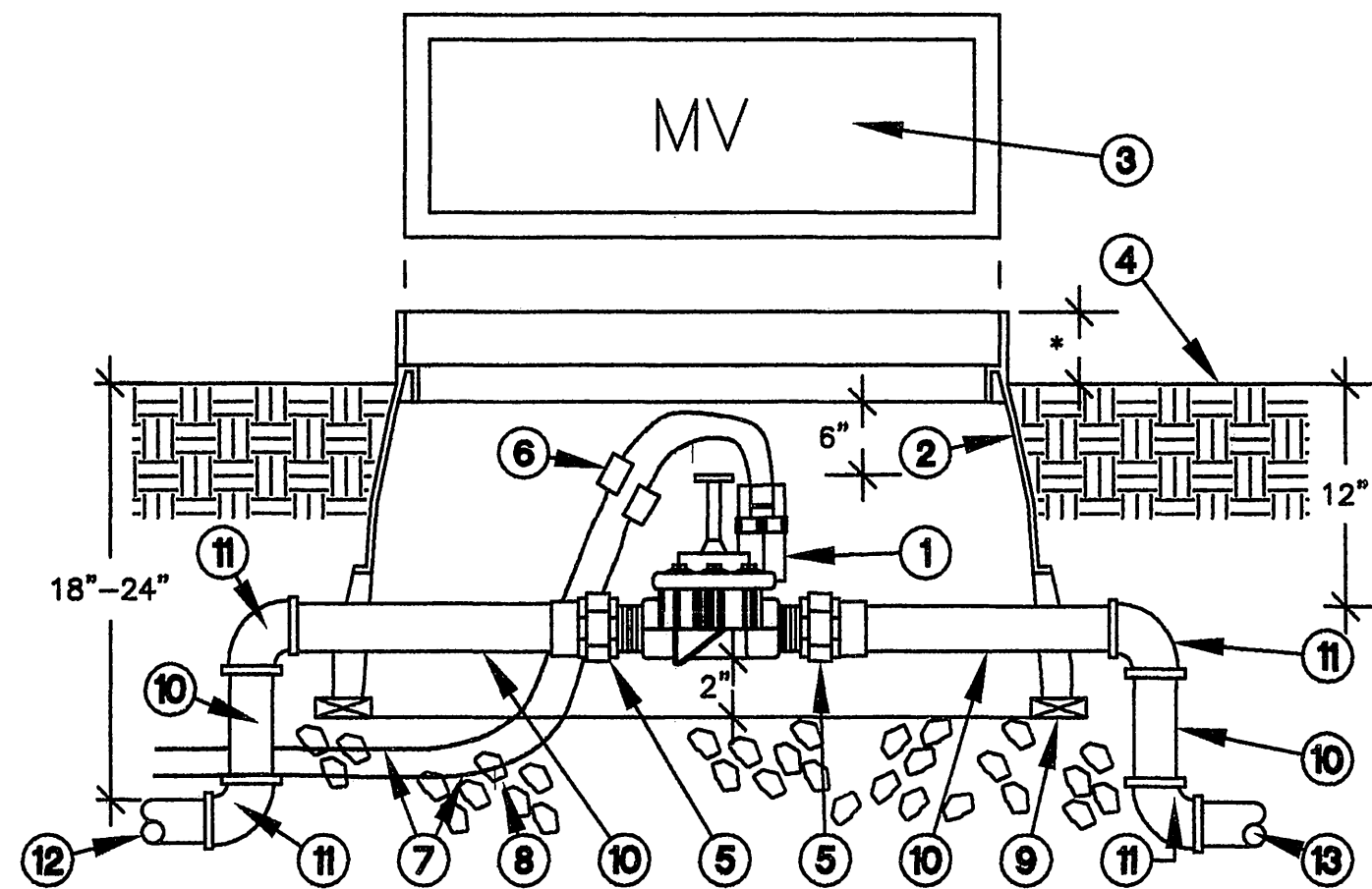
R-3782-L

SHEET 1 OF 9

FILE NO.

INDEXED 12-23-05 yfh

PRP03-0011/PC-4401-R/T



1. ELECTRIC CONTROL VALVE PER LEGEND
2. RECTANGULAR VALVE BOX WITH BOLT-DOWN LID
3. HEAT BRAND "MV" ON LID IN 2" HIGH CHARACTERS
4. FINISH GRADE
5. PVC SCH 40 MALE ADAPTER
6. WATERPROOF WIRE CONNECTION W/3/8" EXPANSION LOOP
7. #14 UF WIRES TO CONTROLLER MASTER VALVE OUTPUT
8. 3/4" CRUSHED ROCK - 6" DEEP
9. COMMON BRICK - 4 REQUIRED
10. PVC MAINLINE PER LEGEND - LENGTH AS REQUIRED
11. PVC SCH 40 ELL - SxS
12. MAINLINE PIPING FROM POINT OF CONNECTION
13. MAINLINE PIPING TO CONTROL VALVES
- * 1/2" IN TURF AREAS, 2" IN SHRUB AREAS

A Master Valve

CONTROLLER:
INSTALL CONTROLLER IN STRONG BOX 98-24-66 STAINLESS STEEL ENCLOSURE. FINAL CONTROLLER LOCATION TO BE DETERMINED IN THE FIELD BY THE CITY. OWNER TO PROVIDE 120V AC POWER TO FINAL CONTROLLER LOCATION. CONTRACTOR SHALL MAKE ALL CONNECTIONS PER LOCAL CODES. CONTRACTOR SHALL MOUNT, WIRE, AND GROUND ALL CONTROL EQUIPMENT PER MANUFACTURER'S DIRECTIONS, CITY STANDARDS, AND LOCAL CODES. CONTRACTOR SHALL EXTEND SPARE CONTROL AND COMMON WIRES TO STUB-OUT BOXES AS NOTED ON THE PLANS (FOUR LOCATIONS). THESE SPARE WIRES SHALL BE CLEARLY IDENTIFIED IN THE CONTROLLER ENCLOSURE.

SEE SHEET (3) FOR IRRIGATION LEGENDS.

POINT OF CONNECTION - POTABLE
METER SIZE - 1"
BACKFLOW PREVENTER SIZE - 1"
MASTER VALVE - 1"
MAXIMUM DEMAND - 20 GPM
NUMBER OF VALVES - 20
CONTROLLER SIZE - 24 STATION
STATIC PRESSURE - 62-88 PSI

POINT OF CONNECTION:
MAKE IRRIGATION POINT OF CONNECTION INTO NEW 1" WATER METER. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASSOCIATED COSTS AND COORDINATION OF NEW WATER SERVICE. INSTALL BACKFLOW PREVENTER DOWNSTREAM OF METER PER LOCAL CODES AND CITY STANDARDS. FINAL BACKFLOW PREVENTER LOCATION TO BE DETERMINED IN THE FIELD BY THE CITY. STATIC PRESSURE AT POC RANGES FROM 62-88 PSI. MAXIMUM FLOW IS 20 GPM. INSTALL MASTER VALVE DOWNSTREAM OF BACKFLOW PREVENTER AND WIRE PER MANUFACTURER'S DIRECTIONS.

STATION # / CONTROLLER

FLOW (GPM)	VALVE SIZE
1	1"
2	1"
3	1"
4	1"
5	1"
6	1"
7	1"
8	1"
9	1"
10	1"
11	1"
12	1"
13	1"
14	1"
15	1"
16	1"
17	1"
18	1"
19	1"
20	1"

MAINLINE AND VALVES SHOWN OUTSIDE OF PLANTED AREAS FOR CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT IN ADJACENT PLANTED AREAS EXCEPT WHERE SLEEVINGS IS SHOWN ON THE PLANS. ALL PIPES AND WIRES THAT MUST RUN UNDER HARDSCAPE TO BE SLEEVED IN SCH 40 PVC SLEEVES ACCORDING TO THE SLEEVING CHART.

PRESSURE LOSS CALCULATIONS - SMALLEST FLOW
(STATION #4 - 11 GPM)

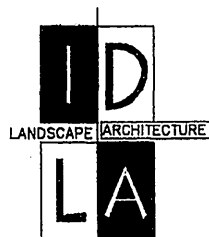
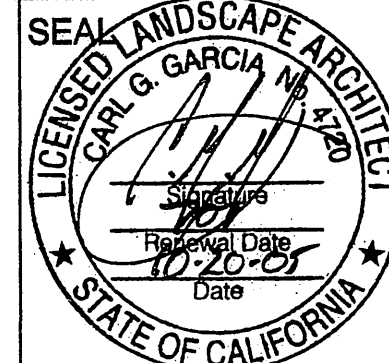
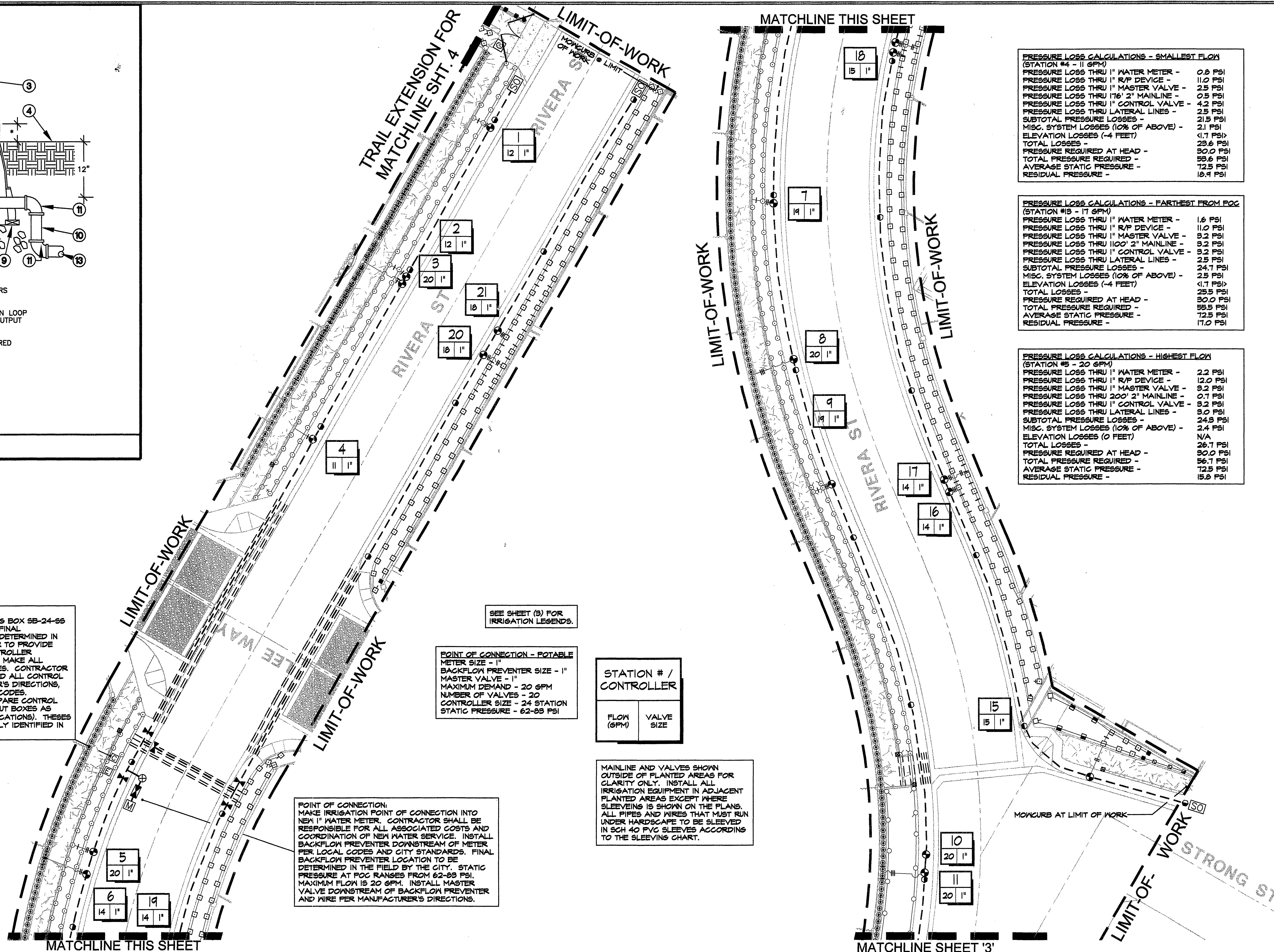
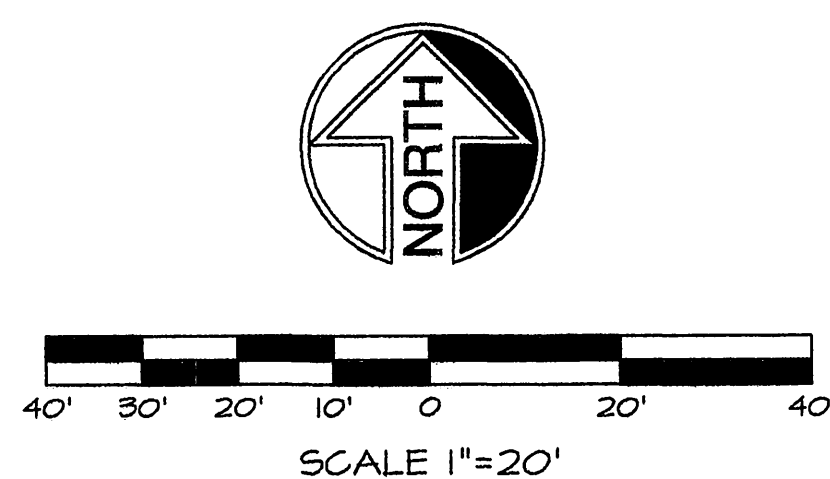
PRESSURE LOSS THRU 1" WATER METER -	0.8 PSI
PRESSURE LOSS THRU 1" R/P DEVICE -	11.0 PSI
PRESSURE LOSS THRU 1" MASTER VALVE -	2.5 PSI
PRESSURE LOSS THRU 176' 2" MAINLINE -	0.5 PSI
PRESSURE LOSS THRU 1" CONTROL VALVE -	4.2 PSI
PRESSURE LOSS THRU LATERAL LINES -	2.5 PSI
SUBTOTAL PRESSURE LOSSES -	21.5 PSI
MISC. SYSTEM LOSSES (10% OF ABOVE) -	2.1 PSI
ELEVATION LOSSES (-4 FEET) -	4.7 PSI
TOTAL LOSSES -	28.6 PSI
PRESSURE REQUIRED AT HEAD -	90.0 PSI
TOTAL PRESSURE REQUIRED -	55.6 PSI
AVERAGE STATIC PRESSURE -	72.5 PSI
RESIDUAL PRESSURE -	18.9 PSI

PRESSURE LOSS CALCULATIONS - FARTHEST FROM POC
(STATION #13 - 17 GPM)

PRESSURE LOSS THRU 1" WATER METER -	1.6 PSI
PRESSURE LOSS THRU 1" R/P DEVICE -	11.0 PSI
PRESSURE LOSS THRU 1" MASTER VALVE -	9.2 PSI
PRESSURE LOSS THRU 1100' 2" MAINLINE -	9.2 PSI
PRESSURE LOSS THRU 1" CONTROL VALVE -	9.2 PSI
PRESSURE LOSS THRU LATERAL LINES -	2.5 PSI
SUBTOTAL PRESSURE LOSSES -	24.7 PSI
MISC. SYSTEM LOSSES (10% OF ABOVE) -	2.5 PSI
ELEVATION LOSSES (-4 FEET) -	4.7 PSI
TOTAL LOSSES -	25.5 PSI
PRESSURE REQUIRED AT HEAD -	90.0 PSI
TOTAL PRESSURE REQUIRED -	55.5 PSI
AVERAGE STATIC PRESSURE -	72.5 PSI
RESIDUAL PRESSURE -	17.0 PSI

PRESSURE LOSS CALCULATIONS - HIGHEST FLOW
(STATION #5 - 20 GPM)

PRESSURE LOSS THRU 1" WATER METER -	2.2 PSI
PRESSURE LOSS THRU 1" R/P DEVICE -	12.0 PSI
PRESSURE LOSS THRU 1" MASTER VALVE -	9.2 PSI
PRESSURE LOSS THRU 200' 2" MAINLINE -	0.7 PSI
PRESSURE LOSS THRU 1" CONTROL VALVE -	9.2 PSI
PRESSURE LOSS THRU LATERAL LINES -	9.0 PSI
SUBTOTAL PRESSURE LOSSES -	24.5 PSI
MISC. SYSTEM LOSSES (10% OF ABOVE) -	2.4 PSI
ELEVATION LOSSES (0 FEET) -	N/A
TOTAL LOSSES -	26.7 PSI
PRESSURE REQUIRED AT HEAD -	90.0 PSI
TOTAL PRESSURE REQUIRED -	56.7 PSI
AVERAGE STATIC PRESSURE -	72.5 PSI
RESIDUAL PRESSURE -	15.8 PSI



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PLANNING DEPARTMENT APPROVAL
DR. CASE # P03-0776 / P04-0661

Mr. Capan 11/30/05

MARK	REVISIONS	APPR.	DATE
DESIGNED BY	DRAWN BY	SS	CHECKED BY
			CGG

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
DEPUTY P.W. DIRECTOR		
PRINCIPAL ENGINEER		
CHIEF P.W. INSPECTOR		
TRAFFIC DIVISION		
SURVEYOR		
STREET SERVICES		
PARKS DEPARTMENT		

OFFSITE STREETSCAPE
IRRIGATION PLAN

LA RIVERA VILLAS
RIVERA AT STRONG STREET

HORIZ. SCALE: AS NOTED

DLA JOB #: 11903
R-3782-L
SHEET 2 OF 9
FILE NO.

INDEXED 12-23-05 (4)

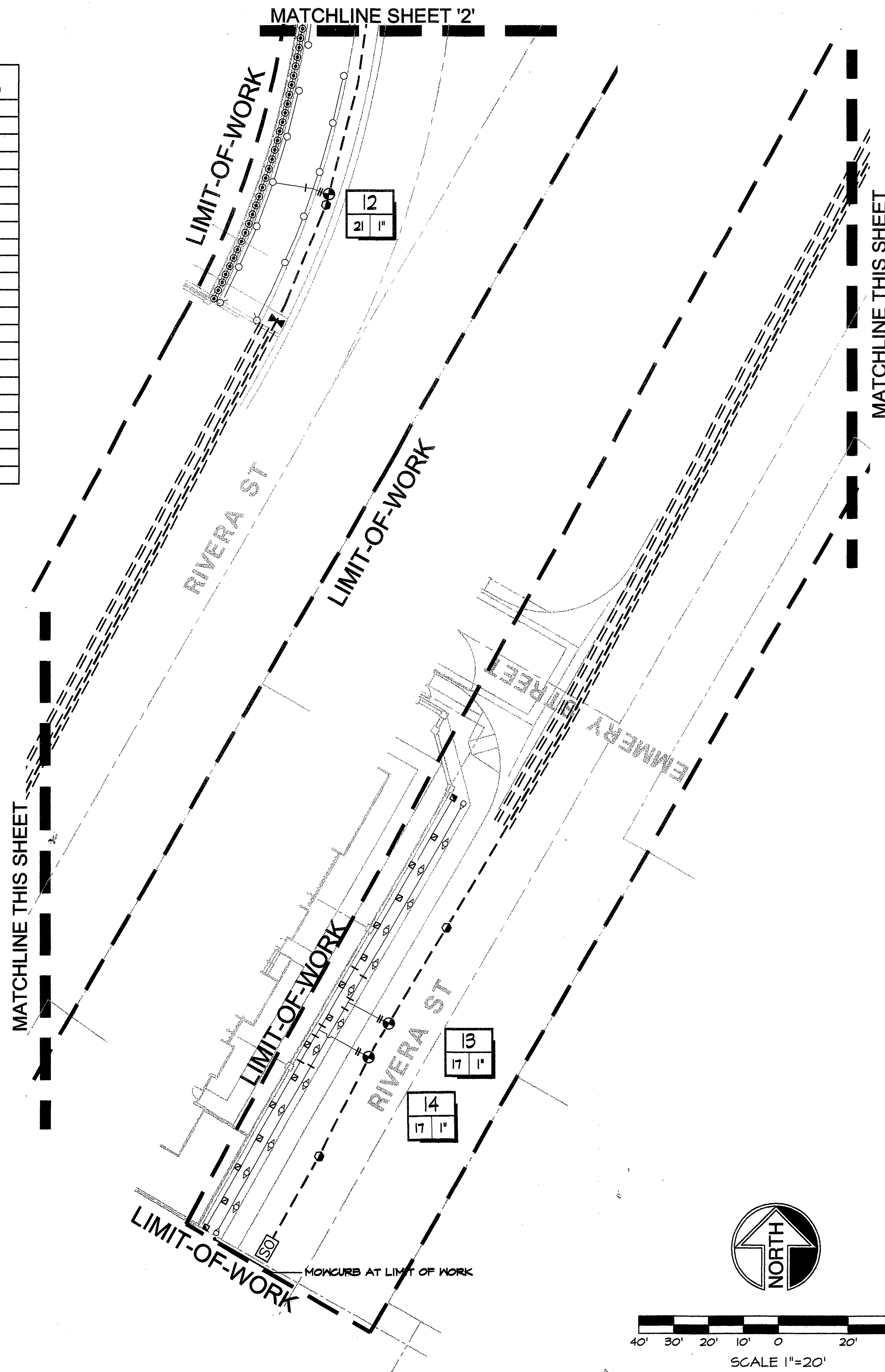
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IRRIGATION SCHEDULE (JULY - HIGHEST WATER USE)

Station	Controller	Flow (GPM)	Sprinkler Type	Plant Type	Precip. (in./hr.)	Water Days (wk)	Daily Run Time (min.)
1	A	12	SPRAY	TURF	1.6	6	22
2	A	12	SPRAY	TURF	1.6	6	22
3	A	6	BUBBLER	VINE	2.5	6	5
4	A	11	SPRAY	TURF	1.6	6	22
5	A	20	SPRAY	TURF	1.6	6	22
6	A	5	BUBBLER	VINE	2.5	6	5
7	A	19	SPRAY	TURF	1.6	6	22
8	A	19	SPRAY	TURF	1.6	6	22
9	A	19	SPRAY	TURF	1.6	6	22
10	A	5	BUBBLER	VINE	2.5	6	5
11	A	15	SPRAY	TURF	1.6	6	22
12	A	17	SPRAY	TURF	1.6	6	22
13	A	17	SPRAY	SHRUB	1.6	6	11
14	A	15	SPRAY	SHRUB	1.6	6	11
15	A	14	SPRAY	SHRUB	1.6	6	11
16	A	14	SPRAY	SHRUB	1.6	6	11
17	A	15	SPRAY	SHRUB	1.6	6	11
18	A	14	SPRAY	SHRUB	1.6	6	11
19	A	18	SPRAY	SHRUB	1.6	6	11
20	A	18	SPRAY	SHRUB	1.6	6	11
Maximum Flow		20	Total Run Time (min.)		277		
			Total Run Time (hr.)		4.62		

Month	Monthly ET (in.)	% of Monthly Maximum ET
Jan.	2.1	27%
Feb.	2.4	31%
Mar.	4.0	51%
Apr.	4.1	52%
May	6.1	78%
June	7.1	90%
July	7.9	100%
Aug.	7.6	97%
Sept.	6.1	78%
Oct.	4.2	54%
Nov.	2.6	33%
Dec.	2.0	26%
Yearly	56.6	

IRRIGATION SCHEDULE
IRRIGATION SCHEDULE IS BASED ON HISTORICAL ET DATA. DAILY RUN TIMES ASSUME A 65% SPRAY HEAD EFFICIENCY, 90% BUBBLER EFFICIENCY, 65% APPLICATION EFFICIENCY, 0.8 PLANT FACTOR FOR TURF, 0.4 PLANT FACTOR FOR SHRUBS, AND 6 IRRIGATION DAYS PER WEEK. THE NUMBER OF CYCLES PER DAY SHOULD BE DETERMINED BY ACTUAL SLOPE AND SOIL CONDITIONS IN THE FIELD. CONTRACTOR SHALL SCHEDULE CONTROLLER FOR JULY, THEN USE THE CONTROLLER'S WATER BUDGET FEATURE TO ADJUST THE MONTHLY SCHEDULE BASED ON THE PERCENTAGES ABOVE. THIS SCHEDULE IS MEANT AS A GUIDELINE ONLY. THE CONTRACTOR RESPONSIBLE FOR THE MAINTENANCE OF THE SYSTEM IS TO APPLY THE NECESSARY WATER AT ALL TIMES TO MAINTAIN A HEALTHY LANDSCAPE. THIS SCHEDULE SHOULD BE IGNORED DURING PLANT ESTABLISHMENT PERIODS, AND IT MAY BE NECESSARY TO ADJUST THE WATER BUDGET PERCENT BASED ON ACTUAL SITE AND CLIMATE CONDITIONS.



SPRINKLER LEGEND

SYMBOL	MANUFACTURER/MODEL #	NOZZLE	RAD	PSI	FLOW (GPM)								DETAIL
					Q	T	H	TT	TG	F			
TURF POP-UP SPRAY HEADS WITH PRESSURE REGULATION & CHECK VALVE													
⊙	RAINBIRD 1806-SAM-PRS-8	Q/T/H/F	8'	30	26	35	52				1.1	#4040	
⊙	RAINBIRD 1806-SAM-PRS	8-VAN	8'	30	VARIABLE							#4040	
⊙	RAINBIRD 1806-SAM-PRS-15	Q/T/H/TT/TG/F	15'	30	92	12	1.9	2.5	2.8	3.7		#4040	
⊙	RAINBIRD 1806-SAM-PRS-15 STRIP	EST/SET/CST	4'x15'	30	6/1.2/1.2/1							#4040	
SHRUB HI-POP SPRAY / BUBBLER HEADS WITH PRESSURE REGULATION & CHECK VALVE													
⬢	RAINBIRD 1812-SAM-PRS-5	Q/T/H/F	5'	30	10	13	20				.41	#4040	
⬢	RAINBIRD 1812-SAM-PRS	6-VAN	6'	30	VARIABLE							#4040	
⬢	RAINBIRD 1812-SAM-PRS-8	Q/T/H/F	8'	30	26	35	52				1.1	#4040	
⬢	RAINBIRD 1812-SAM-PRS	8-VAN	8'	30	VARIABLE							#4040	
⬢	RAINBIRD 1812-SAM-PRS-10	Q/T/H/F	10'	30	34	53	79				1.6	#4040	
⬢	RAINBIRD 1812-SAM-PRS	10-VAN	10'	30	VARIABLE							#4040	
⬢	RAINBIRD 1812-SAM-PRS-12	Q/T/H/TT/TG/F	12'	30	65	87	1.3	1.7	2.0	2.6		#4040	
⬢	RAINBIRD 1812-SAM-PRS	12-VAN	12'	30	VARIABLE							#4040	
⬢	RAINBIRD 1812-SAM-PRS-15	Q/T/H/TT/TG/F	15'	30	92	12	1.9	2.5	2.8	3.7		#4040	
⬢	RAINBIRD 1812-SAM-PRS-15 STRIP	EST/SET/CST	4'x15'	30	6/1.2/1.2/1							#4040	
VINE BUBBLER													
⊙	RAINBIRD 1804-SAM-PRS	HUNTER PCN-25	N/A	30	0.25 PER PLANT							#4040	
NOTE: REFER TO CITY OF RIVERSIDE STANDARD DETAILS FOR ALL INSTALLATION.													
⬢	RAINBIRD 1812-SAM-PRS	18-VAN	18'	30	VARIABLE							#4040	

EQUIPMENT LEGEND

SYMBOL	MANUFACTURER/MODEL #	SIZE	DETAIL
⊙	IRRITROL SYSTEMS MC PLUS-B AUTOMATIC WALL MOUNT CONTROLLER	24/30 STA.	#4070
⊙	ELECTRICAL SERVICE FOR IRRIGATION CONTROLLER	N/A	#4062
⊙	IRRIGATION WATER METER - SEE POINT OF CONNECTION NOTE ON PLANS	1"	N/A
⊙	FEBCO 825Y REDUCED PRESSURE BACKFLOW PREVENTER	1 1/2"	#4011
⊙	TORO 220-26-04 MASTER CONTROL VALVE	1"	#A1, 2
⊙	STUB-OUT 2 CONTROL WIRES AND 1 COMMON WIRE IN VALVE BOX (OTHER ENDS AT CONTROLLER)		
⊙	NIBCO T-580-TO BRONZE BALL VALVE - 3" AND SMALLER	LINE SIZE	#4052
⊙	TORO 100-SLVLC QUICK COUPLING VALVE WITH LOCKING VINYL COVER	1"	#4050
⊙	TORO P-220-26-04 SERIES ELECTRIC CONTROL VALVE	1"	#4030
---	CLASS 315 PVC IRRIGATION PRESSURE MAINLINE - 18" MIN/24" MAX. COVER	2"	#4010
---	CLASS 200 PVC NON-PRESSURE LATERAL LINE - 12" MIN/16" MAX. COVER	PLAN SIZE	#4010
---	SCH 40 PVC PIPE/CONTROL WIRE SLEEVE - 18" MIN/24" MAX. COVER	PER CHART	#4010
Not Shown	UP DIRECT BURIAL CONTROL WIRE WITH WATERPROOF CONNECTIONS	14 GA	#4010
NOTE: REFER TO CITY OF RIVERSIDE STANDARD DETAILS FOR ALL INSTALLATION.			

NOTE: REFER TO CITY OF RIVERSIDE STANDARD SPECIFICATIONS, SECTION 02441 FOR INSTALLATION.

PIPE SIZING	
0.75" PIPE	I
1" PIPE	II
1.25" PIPE	III
1.5" PIPE	IV
2" PIPE	V
2.5" PIPE	VI
3" PIPE	VII
4" PIPE	VIII
6" PIPE	IX
8" PIPE	X

SCH 40 PVC SLEEVING		
1.25" SLEEVE	1-8 WIRES	N/A
1.5" SLEEVE	9-16 WIRES	0.5" PIPE
2" SLEEVE	17-26 WIRES	0.75" PIPE
2.5" SLEEVE	27-38 WIRES	1" PIPE
3" SLEEVE	39-54 WIRES	1.25" PIPE
4" SLEEVE	55-100 WIRES	1.5" PIPE
6" SLEEVE	100+ WIRES	2.5" PIPE
8" SLEEVE	N/A	4" PIPE
12" SLEEVE	N/A	6" PIPE

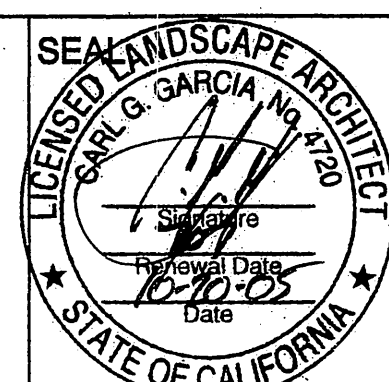
Underground Service Alert

Call: TOLL FREE 1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

STATION # / CONTROLLER	
FLOW (GPM)	VALVE SIZE

MAINLINE AND VALVES SHOWN OUTSIDE OF PLANTED AREAS FOR CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT IN ADJACENT PLANTED AREAS EXCEPT WHERE SLEEVING IS SHOWN ON THE PLANS. ALL PIPES AND WIRES THAT MUST RUN UNDER HARDSCAPE TO BE SLEEVED IN SCH 40 PVC SLEEVES ACCORDING TO THE SLEEVING CHART.



i.D.L.A.
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PLANNING DEPARTMENT APPROVAL
DR. CASE # P03-076 / P04-0661

11/30/05



SCALE 1"=20'

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature]
DEPUTY P.W. DIRECTOR
PRINCIPAL ENGINEER
CHIEF P.W. INSPECTOR
SUPERVISOR
STREET SERVICES
PARKS DEPARTMENT

OFFSITE STREETSCAPE
IRRIGATION PLAN

LA RIVERA VILLAS
RIVERA AT STRONG STREET

HORIZ. SCALE: AS NOTED

IDA JOB #: 11903
R-3782-L
SHEET 3 OF 9
FILE NO.

INDEXED 12-28-05 lht

IRRIGATION SCHEDULE
IRRIGATION SCHEDULE IS BASED ON HISTORICAL ET DATA. DAILY RUN TIMES ASSUME A 65% SPRAY HEAD EFFICIENCY, 90% BUBBLER EFFICIENCY, 65% APPLICATION EFFICIENCY, 0.8 PLANT FACTOR FOR TURF, 0.4 PLANT FACTOR FOR SHRUBS, AND 6 IRRIGATION DAYS PER WEEK. THE NUMBER OF CYCLES PER DAY SHOULD BE DETERMINED BY ACTUAL SLOPE AND SOIL CONDITIONS IN THE FIELD. CONTRACTOR SHALL SCHEDULE CONTROLLER FOR JULY, THEN USE THE CONTROLLER'S WATER BUDGET FEATURE TO ADJUST THE MONTHLY SCHEDULE BASED ON THE PERCENTAGES ABOVE. THIS SCHEDULE IS MEANT AS A GUIDELINE ONLY. THE CONTRACTOR RESPONSIBLE FOR THE MAINTENANCE OF THE SYSTEM IS TO APPLY THE NECESSARY WATER AT ALL TIMES TO MAINTAIN A HEALTHY LANDSCAPE. THIS SCHEDULE SHOULD BE IGNORED DURING PLANT ESTABLISHMENT PERIODS, AND IT MAY BE NECESSARY TO ADJUST THE WATER BUDGET PERCENT BASED ON ACTUAL SITE AND CLIMATE CONDITIONS.

Month	Monthly ET (in.)	% of Monthly Maximum ET
Jan.	2.1	27%
Feb.	2.9	37%
Mar.	4.0	51%
Apr.	4.1	52%
May	6.1	78%
June	7.1	90%
July	7.9	100%
Aug.	7.6	97%
Sept.	6.1	78%
Oct.	4.2	54%
Nov.	2.6	33%
Dec.	2.0	26%
Yearly	56.6	

IRRIGATION SCHEDULE (JULY - HIGHEST WATER USE)

Station	Controller	Flow (GPM)	Sprinkler Type	Plant Type	Precip. (in./hr.)	Water Days (wk)	Daily Run Time (min.)
1	A	12	SPRAY	TURF	1.6	6	22
2	A	12	SPRAY	TURF	1.6	6	22
3	A	6	BUBBLER	VINE	2.5	6	5
4	A	11	SPRAY	TURF	1.6	6	22
5	A	20	SPRAY	TURF	1.6	6	22
6	A	5	BUBBLER	VINE	2.5	6	5
7	A	19	SPRAY	TURF	1.6	6	22
8	A	19	SPRAY	TURF	1.6	6	22
9	A	19	SPRAY	TURF	1.6	6	22
10	A	5	BUBBLER	VINE	2.5	6	5
11	A	15	SPRAY	TURF	1.6	6	22
12	A	17	SPRAY	TURF	1.6	6	22
13	A	17	SPRAY	SHRUB	1.6	6	11
14	A	15	SPRAY	SHRUB	1.6	6	11
15	A	14	SPRAY	SHRUB	1.6	6	11
16	A	14	SPRAY	SHRUB	1.6	6	11
17	A	15	SPRAY	SHRUB	1.6	6	11
18	A	14	SPRAY	SHRUB	1.6	6	11
19	A	18	SPRAY	SHRUB	1.6	6	11
20	A	18	SPRAY	SHRUB	1.6	6	11
Maximum Flow		20	Total Run Time (min.)		277		
			Total Run Time (hr.)		4.62		

SPRINKLER LEGEND

SYMBOL	MANUFACTURER/MODEL #	NOZZLE	RAD	PSI	FLOW (GPM)							DETAIL
					Q	T	H	TT	TQ	F		
TURF POP-UP SPRAY HEADS WITH PRESSURE REGULATION & CHECK VALVE												
⊙	RAINBIRD 1806-SAM-PRS-8	Q/T/H/F	8'	30	26	35	52			1.1		#4040
⊙	RAINBIRD 1806-SAM-PRS	8-VAN	8'	30	VARIABLE							#4040
⊙ ⊙ ⊙ ⊙ ⊙	RAINBIRD 1806-SAM-PRS-15	Q/T/H/TT/TQ/F	15'	30	12	1.9	2.5	2.8	3.7			#4040
⊙ ⊙ ⊙	RAINBIRD 1806-SAM-PRS-15 STRIP	EST/SST/CST	4'x15'	30	6/1.2/1.2/1							#4040
SHRUB HI-POP SPRAY / BUBBLER HEADS WITH PRESSURE REGULATION & CHECK VALVE												
⬆	RAINBIRD 1812-SAM-PRS-5	Q/T/H/F	5'	30	10	15	20			.4		#4040
⬆	RAINBIRD 1812-SAM-PRS	6-VAN	6'	30	VARIABLE							#4040
⬆ ⊬ ⊬ ⊬	RAINBIRD 1812-SAM-PRS-8	Q/T/H/F	8'	30	26	35	52			1.1		#4040
⬆	RAINBIRD 1812-SAM-PRS	8-VAN	8'	30	VARIABLE							#4040
⬆ ⊬ ⊬ ⊬	RAINBIRD 1812-SAM-PRS-10	Q/T/H/F	10'	30	39	55	74			1.6		#4040
⬆	RAINBIRD 1812-SAM-PRS	10-VAN	10'	30	VARIABLE							#4040
⬆ ⊬ ⊬ ⊬ ⊬	RAINBIRD 1812-SAM-PRS-12	Q/T/H/TT/TQ/F	12'	30	65	87	113	1.7	2.0	2.6		#4040
⬆	RAINBIRD 1812-SAM-PRS	12-VAN	12'	30	VARIABLE							#4040
⬆ ⊬ ⊬ ⊬ ⊬	RAINBIRD 1812-SAM-PRS-15	Q/T/H/TT/TQ/F	15'	30	12	1.9	2.5	2.8	3.7			#4040
⬆ ⊬ ⊬ ⊬	RAINBIRD 1812-SAM-PRS-15 STRIP	EST/SST/CST	4'x15'	30	6/1.2/1.2/1							#4040
VINE BUBBLER												
⊙	RAINBIRD 1804-SAM-PRS	HUNTER PCN-25	N/A	30	0.25 PER PLANT							#4040
NOTE: REFER TO CITY OF RIVERSIDE STANDARD DETAILS FOR ALL INSTALLATION.												
⬆	RAINBIRD 1812-SAM-PRS	18-VAN	18'	30	VARIABLE							#4040

EQUIPMENT LEGEND

SYMBOL	MANUFACTURER/MODEL #	SIZE	DETAIL
⊙	IRRITROL SYSTEMS MC PLUS-B AUTOMATIC WALL MOUNT CONTROLLER	24/30 STA	#4070
⊙	ELECTRICAL SERVICE FOR IRRIGATION CONTROLLER	N/A	#4062
⊙	IRRIGATION WATER METER - SEE POINT OF CONNECTION NOTE ON PLANS	1"	N/A
⊙	FEBCO 825Y REDUCED PRESSURE BACKFLOW PREVENTER	1 1/2"	#4011
⊙	TORO 220-26-04 MASTER CONTROL VALVE	1"	'A', 2
⊙	STUB-OUT 2 CONTROL WIRES AND 1 COMMON WIRE IN VALVE BOX (OTHER ENDS AT CONTROLLER)		
⊙	NIBCO T-580-TO BRONZE BALL VALVE - 3" AND SMALLER	LINE SIZE	#4052
⊙	TORO 100-SLVLC QUICK COUPLING VALVE WITH LOCKING VINYL COVER	1"	#4050
⊙	TORO P-220-26-04 SERIES ELECTRIC CONTROL VALVE	1"	#4030
---	CLASS 315 PVC IRRIGATION PRESSURE MAINLINE - 18" MIN/24" MAX. COVER	2"	#4010
---	CLASS 200 PVC NON-PRESSURE LATERAL LINE - 12" MIN/16" MAX. COVER	PLAN SIZE	#4010
---	SCH 40 PVC PIPE/CONTROL WIRE SLEEVE - 18" MIN/24" MAX. COVER	PER CHART	#4010
Not Shown	UF DIRECT BURIAL CONTROL WIRE WITH WATERPROOF CONNECTIONS	14 GA	#4010
NOTE: REFER TO CITY OF RIVERSIDE STANDARD DETAILS FOR ALL INSTALLATION.			

NOTE: REFER TO CITY OF RIVERSIDE STANDARD SPECIFICATIONS, SECTION 02441 FOR INSTALLATION.

PIPE SIZING

0.75" PIPE	1" PIPE
1" PIPE	1.25" PIPE
1.25" PIPE	1.5" PIPE
1.5" PIPE	2" PIPE
2" PIPE	2.5" PIPE
2.5" PIPE	3" PIPE
3" PIPE	4" PIPE
4" PIPE	6" PIPE
6" PIPE	8" PIPE
8" PIPE	12" PIPE

SCH 40 PVC SLEEVING

1.25" SLEEVE	1-3 WIRES	N/A
1.5" SLEEVE	4-16 WIRES	0.5" PIPE
2" SLEEVE	17-26 WIRES	0.75" PIPE
2.5" SLEEVE	27-38 WIRES	1" PIPE
3" SLEEVE	39-54 WIRES	1.25" PIPE
4" SLEEVE	55-100 WIRES	1.5" PIPE
6" SLEEVE	100+ WIRES	2.5" PIPE
8" SLEEVE	N/A	4" PIPE
12" SLEEVE	N/A	6" PIPE

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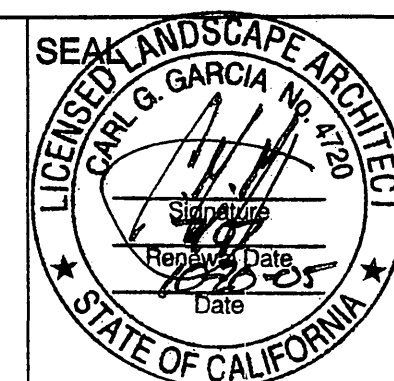
STATION # / CONTROLLER

FLOW (GPM) VALVE SIZE

MAINLINE AND VALVES SHOWN OUTSIDE OF PLANTED AREAS FOR CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT IN ADJACENT PLANTED AREAS EXCEPT WHERE SLEEVING IS SHOWN ON THE PLANS. ALL PIPES AND WIRES THAT MUST RUN UNDER HARDSCAPE TO BE SLEEVED IN SCH 40 PVC SLEEVES ACCORDING TO THE SLEEVING CHART.



40' 30' 20' 10' 0' 20' 40'
SCALE 1"=20'



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PLANNING DEPARTMENT APPROVAL
DR. CASE # P03-0776 / P04-0661

U.M. [Signature]

11/30/05

MARK REVISIONS APPR. DATE
DESIGNED BY _____ DRAWN BY _____ SS _____ CHECKED BY _____ CCG _____

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY _____ BY _____ DATE _____
DEPUTY P.W. DIRECTOR
PRINCIPAL ENGINEER
CHIEF P.W. INSPECTOR
TRAFFIC DIVISION
SURVEYOR
STREET SERVICES
PARKS DEPARTMENT

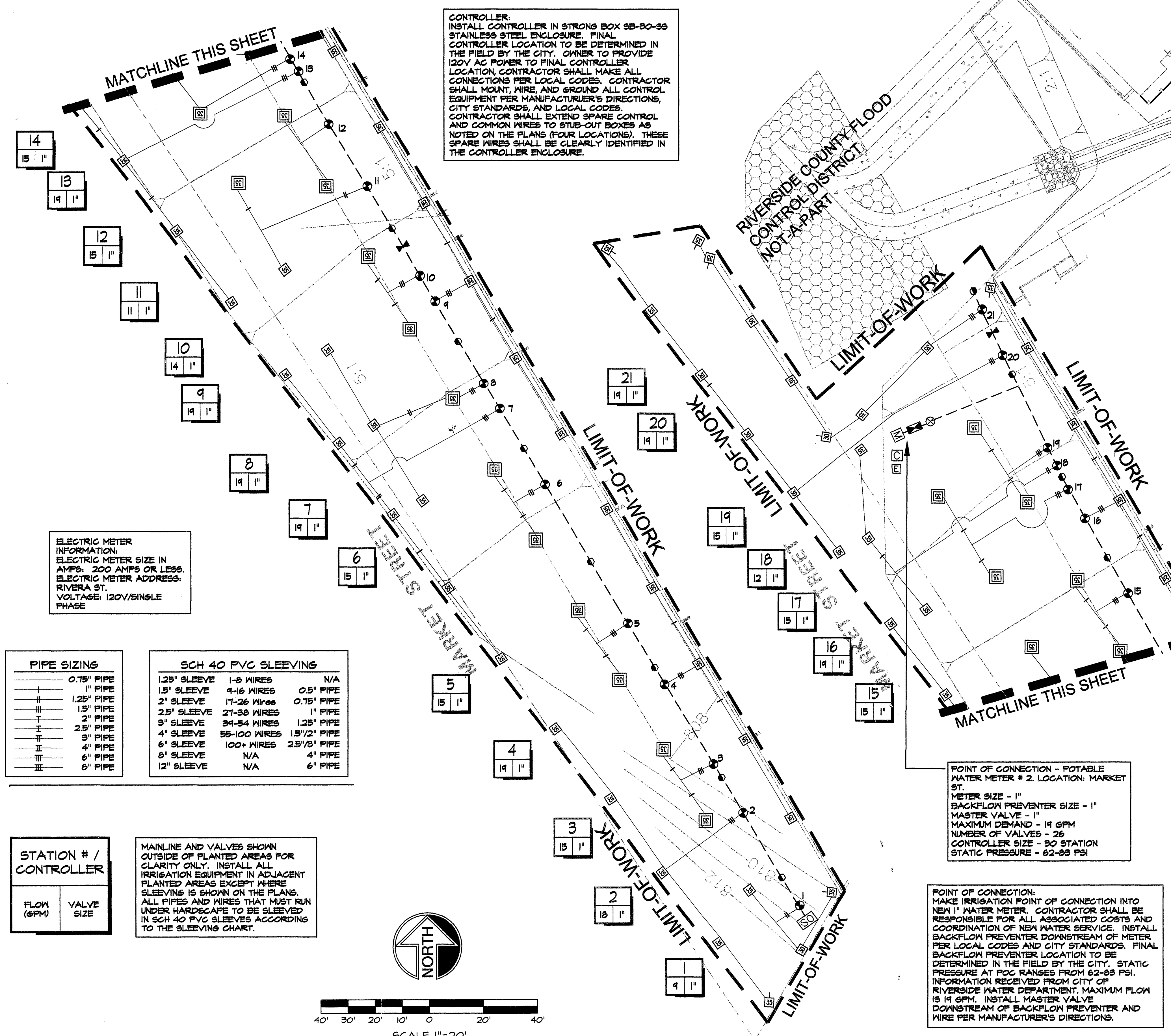
OFFSITE STREETSCAPE
IRRIGATION PLAN

LA RIVERA VILLAS
RIVERA AT STRONG STREET

HORIZ. SCALE: AS NOTED

IDA JOB #: 11903
R-3782-L
SHEET 4 OF 9
FILE NO.

INDEXED 12-23-05



CONTROLLER:
INSTALL CONTROLLER IN STRONG BOX SB-30-35
STAINLESS STEEL ENCLOSURE. FINAL
CONTROLLER LOCATION TO BE DETERMINED IN
THE FIELD BY THE CITY. OWNER TO PROVIDE
120V AC POWER TO FINAL CONTROLLER
LOCATION. CONTRACTOR SHALL MAKE ALL
CONNECTIONS PER LOCAL CODES. CONTRACTOR
SHALL MOUNT, WIRE, AND GROUND ALL CONTROL
EQUIPMENT PER MANUFACTURER'S DIRECTIONS,
CITY STANDARDS, AND LOCAL CODES.
CONTRACTOR SHALL EXTEND SPARE CONTROL
AND COMMON WIRES TO STUB-OUT BOXES AS
NOTED ON THE PLANS (FOUR LOCATIONS). THESE
SPARE WIRES SHALL BE CLEARLY IDENTIFIED IN
THE CONTROLLER ENCLOSURE.

ELECTRIC METER
INFORMATION:
ELECTRIC METER SIZE IN
AMPS: 200 AMPS OR LESS.
ELECTRIC METER ADDRESS:
RIVERA ST.
VOLTAGE: 120V/SINGLE
PHASE

PIPE SIZING

I	0.75" PIPE
II	1" PIPE
III	1.25" PIPE
IV	1.5" PIPE
V	2" PIPE
VI	2.5" PIPE
VII	3" PIPE
VIII	4" PIPE
IX	6" PIPE
X	8" PIPE
XI	12" PIPE

SCH 40 PVC SLEEVING

1.25" SLEEVE	1-8 WIRES	N/A
1.5" SLEEVE	4-16 WIRES	0.5" PIPE
2" SLEEVE	17-26 WIRES	1" PIPE
2.5" SLEEVE	27-35 WIRES	1.25" PIPE
3" SLEEVE	36-54 WIRES	1.5" PIPE
4" SLEEVE	55-100 WIRES	2" PIPE
6" SLEEVE	100+ WIRES	2.5" PIPE
8" SLEEVE	N/A	4" PIPE
12" SLEEVE	N/A	6" PIPE

STATION # /
CONTROLLER

FLOW (GPM)	VALVE SIZE
---------------	---------------

MAINLINE AND VALVES SHOWN
OUTSIDE OF PLANTED AREAS FOR
CLARITY ONLY. INSTALL ALL
IRRIGATION EQUIPMENT IN ADJACENT
PLANTED AREAS EXCEPT WHERE
SLEEVING IS SHOWN ON THE PLANS.
ALL PIPES AND WIRES THAT MUST RUN
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TO THE SLEEVING CHART.



SCALE 1"=20'

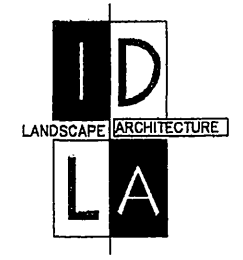
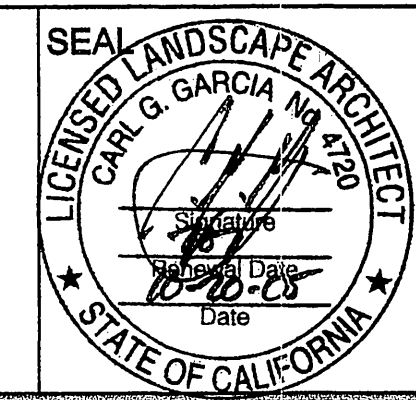
SPRINKLER LEGEND												
SYMBOL	MANUFACTURER/MODEL #	NOZZLE	RAD	PSI	FLOW (GPM)							DETAIL
					Q	T	H	TT	TQ	F		
TURF POP-UP SPRAY HEADS WITH PRESSURE REGULATION & CHECK VALVE												
⦿ ⦿ ⦿ ⦿	RAINBIRD 1806-SAM-PRS-8	Q/T/H/F	8'	30	26	35	52			1.1	#4040	
⦿	RAINBIRD 1806-SAM-PRS	8-VAN	8'	30	VARIABLE						#4040	
⦿ ⦿ ⦿ ⦿ ⦿ ⦿	RAINBIRD 1806-SAM-PRS-15	Q/T/H/TT/TQ/F	15'	30	42	12	1.9	2.5	2.8	3.7	#4040	
⦿ ⦿ ⦿ ⦿	RAINBIRD 1806-SAM-PRS-15 STRIP	EST/SET/CST	4'x15'	30	6/1/2/1/2							#4040
SHRUB HI-POP SPRAY / BUBBLER HEADS WITH PRESSURE REGULATION & CHECK VALVE												
■ ■ ■ ■	RAINBIRD 1812-SAM-PRS-5	Q/T/H/F	5'	30	10	13	20			.41	#4040	
■	RAINBIRD 1812-SAM-PRS	6-VAN	6'	30	VARIABLE						#4040	
⦿ ■ ■ ■	RAINBIRD 1812-SAM-PRS-8	Q/T/H/F	8'	30	26	35	52			1.1	#4040	
⦿	RAINBIRD 1812-SAM-PRS	8-VAN	8'	30	VARIABLE						#4040	
⦿ ■ ■ ■	RAINBIRD 1812-SAM-PRS-10	Q/T/H/F	10'	30	39	53	79			1.6	#4040	
⦿	RAINBIRD 1812-SAM-PRS	10-VAN	10'	30	VARIABLE						#4040	
■ ■ ■ ■ ■	RAINBIRD 1812-SAM-PRS-12	Q/T/H/TT/TQ/F	12'	30	65	87	1.3	1.7	2.0	2.6	#4040	
■	RAINBIRD 1812-SAM-PRS	12-VAN	12'	30	VARIABLE						#4040	
⦿ ■ ■ ■ ■	RAINBIRD 1812-SAM-PRS-15	Q/T/H/TT/TQ/F	15'	30	42	12	1.9	2.5	2.8	3.7	#4040	
■ ■ ■ ■	RAINBIRD 1812-SAM-PRS-15 STRIP	EST/SET/CST	4'x15'	30	6/1/2/1/2							#4040
VINE BUBBLER												
⦿	RAINBIRD 1804-SAM-PRS	HUNTER PCN-25	N/A	30	0.25 PER PLANT						#4040	
NOTE: REFER TO CITY OF RIVERSIDE STANDARD DETAILS FOR ALL INSTALLATION.												
■	RAINBIRD 1812-SAM-PRS	18-VAN	18'	30	VARIABLE						#4040	

EQUIPMENT LEGEND

SYMBOL	MANUFACTURER/MODEL #	SIZE	DETAIL
□	IRRITROL SYSTEMS MC PLUS-B AUTOMATIC WALL MOUNT CONTROLLER	24/30 STA.	#4070
□	ELECTRICAL SERVICE FOR IRRIGATION CONTROLLER	N/A	#4062
□	IRRIGATION WATER METER - SEE POINT OF CONNECTION NOTE ON PLANS	1"	N/A
□	FEBCO 825Y REDUCED PRESSURE BACKFLOW PREVENTER	1 1/2"	#4011
□	TORO 220-26-04 MASTER CONTROL VALVE	1"	'A', 2
□	STUB-OUT 2 CONTROL WIRES AND 1 COMMON WIRE IN VALVE BOX (OTHER ENDS AT CONTROLLER)		
□	NIBCO T-580-TO BRONZE BALL VALVE - 3" AND SMALLER	LINE SIZE	#4052
□	TORO 100-SLVLC QUICK COUPLING VALVE WITH LOCKING VINYL COVER	1"	#4050
□	TORO F-220-26-04 SERIES ELECTRIC CONTROL VALVE	1"	#4030
---	CLASS 315 PVC IRRIGATION PRESSURE MAINLINE - 18" MIN/24" MAX. COVER	2"	#4010
---	CLASS 200 PVC NON-PRESSURE LATERAL LINE - 12" MIN/16" MAX. COVER	PLAN SIZE	#4010
---	SCH 40 PVC PIPE/CONTROL WIRE SLEEVE - 18" MIN/24" MAX. COVER	PER CHART	#4010
Not Shown	UF DIRECT BURIAL CONTROL WIRE WITH WATERPROOF CONNECTIONS	14 GA	#4010
NOTE: REFER TO CITY OF RIVERSIDE STANDARD SPECIFICATIONS, SECTION 02441 FOR INSTALLATION.			

POINT OF CONNECTION - POTABLE
WATER METER # 2. LOCATION: MARKET
ST.
METER SIZE - 1"
BACKFLOW PREVENTER SIZE - 1"
MASTER VALVE - 1"
MAXIMUM DEMAND - 19 GPM
NUMBER OF VALVES - 26
CONTROLLER SIZE - 30 STATION
STATIC PRESSURE - 62-83 PSI

POINT OF CONNECTION:
MAKE IRRIGATION POINT OF CONNECTION INTO
NEW 1" WATER METER. CONTRACTOR SHALL BE
RESPONSIBLE FOR ALL ASSOCIATED COSTS AND
COORDINATION OF NEW WATER SERVICE. INSTALL
BACKFLOW PREVENTER DOWNSTREAM OF METER
PER LOCAL CODES AND CITY STANDARDS. FINAL
BACKFLOW PREVENTER LOCATION TO BE
DETERMINED IN THE FIELD BY THE CITY. STATIC
PRESSURE AT POC RANGES FROM 62-83 PSI.
INFORMATION RECEIVED FROM CITY OF
RIVERSIDE WATER DEPARTMENT. MAXIMUM FLOW
IS 19 GPM. INSTALL MASTER VALVE
DOWNSTREAM OF BACKFLOW PREVENTER AND
WIRE PER MANUFACTURER'S DIRECTIONS.



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PLANNING DEPARTMENT APPROVAL
DR. CASE # P03-0776 / P0-0661

U. Case 11/30/05

MARK REVISIONS APPR. DATE

DESIGNED BY	DRAWN BY	SS	CHECKED BY	COG
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CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY

DEPUTY P.W. DIRECTOR	BY	DATE
PRINCIPAL ENGINEER		
CHIEF P.W. INSPECTOR		
TRAFFIC DIVISION		
SURVEYOR		
STREET SERVICES		
PARKS DEPARTMENT		

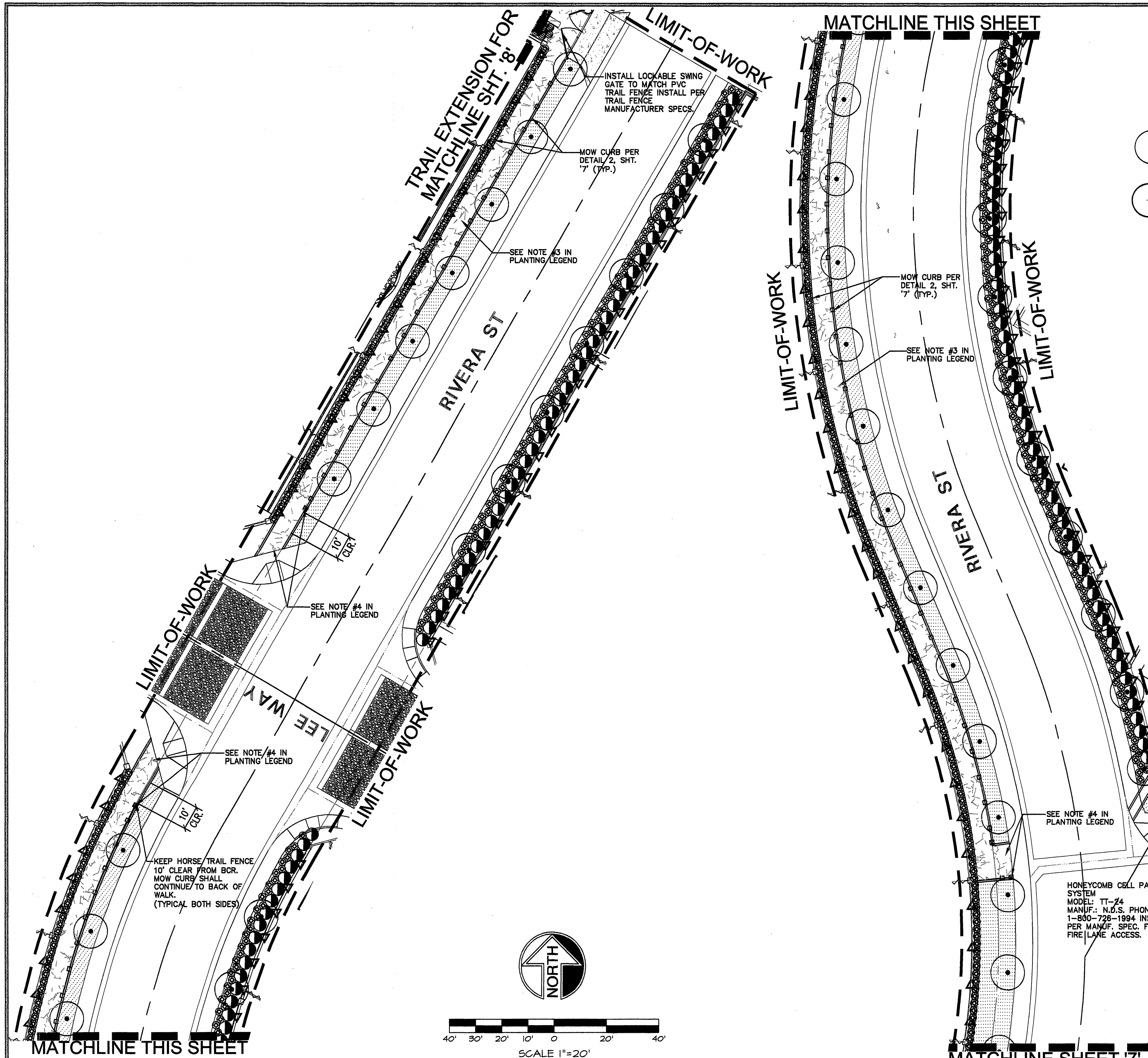
OFFSITE STREETSCAPE
IRRIGATION PLAN

LA RIVERA VILLAS
RIVERA AT STRONG STREET

IDA JOB #: 11903

R-3782-L
SHEET 5 OF 9
FILE NO.

INDEXED 12-23-05 LKH



PLANTING LEGEND				
SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	DETAIL
TREES				
	JACARANDA MIMOSIFOLIA / JACARANDA	24" BOX	PER PLAN	CITY STD.DETAIL #1001,1002
	PODOCARPUS GRACILIOR/FERN PINE	15 GAL.	PER PLAN	CITY STD.DETAIL #1001,1002
	PLATANUS X. ACERIFOLIA / LONDON PLANE TREE	15 GAL.	PER PLAN	CITY STD.DETAIL #1001,1002
	SCHINUS MOLLE / CALIFORNIA PEPPER	15 GAL.	PER PLAN	CITY STD.DETAIL #1001,1002
	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	10' B.T.F.	30' O.C.	CITY STD.DETAIL #1001,1002
SHRUBS				
	TAGETES LEMMONII	5 GAL.	PER PLAN	CITY STD.DETAIL #1001
	PHORMIUM TENAX 'ATROPURPUREA' / PURPLE NEW ZEALAND FLAX	5 GAL.	PER PLAN	CITY STD.DETAIL #1001
	CISTUS SALVIIFOLIUS/ ROCKROSE	1 GAL.	PER PLAN	CITY STD.DETAIL #1001
	RHAMPHILEPIS INDICA 'PINKIE' / DWARF INDIA HAWTHORN	1 GAL.	PER PLAN	CITY STD.DETAIL #1001
	PHOTINIA X. FRASERI / FRASERS PHOTINIA	5 GAL.	PER PLAN	CITY STD.DETAIL #1001
	STRELITZIA REGINAE / BIRD OF PARADISE	5 GAL.	PER PLAN	CITY STD.DETAIL #1001
GROUNDCOVERS				
	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	FLATS @ 24" O.C.		DETAIL 2, SHT. '1'
	DWARF TALL FESCUE	SOD		
	LONICERA JAPONICA 'HALLIYANA' / HALLS HONEYSUCKLE	FLATS @ 24" O.C.		DETAIL 2, SHT. '1'
VINES				
	FICUS PUMILA/ CREEPING FIG	1 GAL @ 10' O.C.	ALL C.M.U. WALLS	
NON LIVING GROUNDCOVERS				
	STABILIZED DECOMPOSED GRANITE TRAIL PER CITY STD.			D.G. TRAIL PER CITY STD TRAIL DETAILS #12
FENCE				
	TRAIL FENCE			TRAIL FENCE PER CITY STANDARD TRAIL DETAILS # 9 & 12
	MOW CURB AT TRAIL			MOW CURB PER DETAIL 2, SHT '1'

- *NOTE:**
1. EXTEND GROUNDCOVER UNDER SHRUBS
 2. ALL PLANTED AREAS WITH SLOPES LESS THAN 2:1 SHALL RECEIVE 3" THICK BARK MULCH.
 3. CONTRACTOR SHALL CONSTRUCT RECREATIONAL TRAIL LAYOUT PER CIVIL ENGINEER'S PLAN & CITY STD. DETAIL # 12
 4. CONTRACTOR SHALL PLACE ONE (1) SIGN ON ENDPOST AT EVERY ENTRY TO RECREATIONAL TRAIL. SEE CITY STD. DETAIL #12 FOR SIGNAGE REQUIREMENTS.

300-227-2600
Call 2 Full Working Days In Advance

i.D.L.A.
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PLANNING DEPARTMENT APPROVAL
DR. CASE # P03-0776 / P04-0661

11/30/05

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY:
DEPUTY P.W. DIRECTOR
PRINCIPAL ENGINEER
CHIEF P.W. INSPECTOR
TRAFFIC DIVISION
SURVEYOR
STREET SERVICES
PARKS DEPARTMENT

OFFSITE STREETSCAPE
PLANTING PLAN
LA RIVERA VILLAS
RIVERA AT STRONG STREET
HORIZ. SCALE: AS NOTED

IDA JOB #: 11903
R-3782-L
SHEET 6 OF 9
FILE NO.

MATCHLINE THIS SHEET

MATCHLINE THIS SHEET

MATCHLINE SHEET '6'

RIVERA ST

EMMERY STREET

RIVERA ST



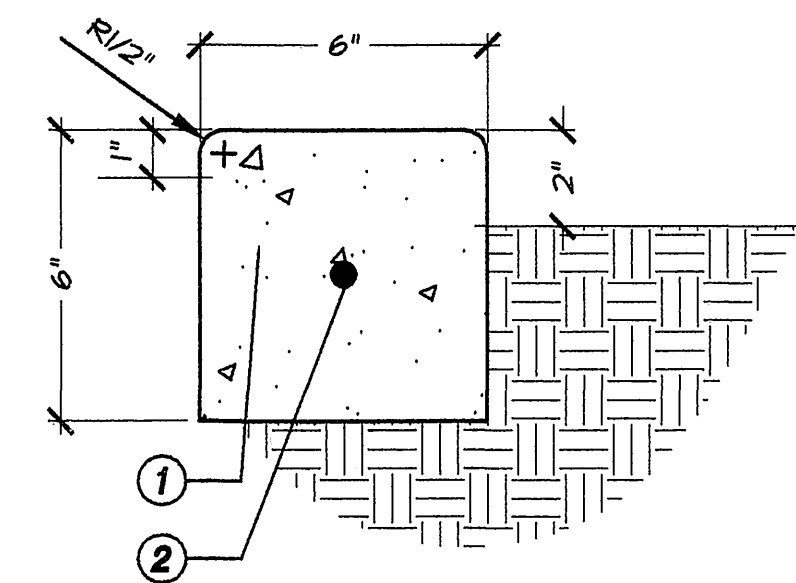
SCALE 1"=20'

PLANTING LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	DETAIL
TREES				
	JACARANDA MIMOSIFOLIA / JACARANDA	24" BOX	PER PLAN	CITY STD.DETAIL #1001,1002
	PODOCARPUS GRACILIOR/FERN PINE	15 GAL.	PER PLAN	CITY STD.DETAIL #1001,1002
	PLATANUS X. ACERIFOLIA / LONDON PLANE TREE	15 GAL.	PER PLAN	CITY STD.DETAIL #1001,1002
	SCHINUS MOLLE / CALIFORNIA PEPPER	15 GAL.	PER PLAN	CITY STD.DETAIL #1001,1002
	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	10' B.T.F.	30' O.C.	CITY STD.DETAIL #1001,1002
SHRUBS				
	TAGETES LEMMONII	5 GAL.	PER PLAN	CITY STD.DETAIL #1001
	PHORMIUM TENAX 'ATROPURPUREA' / PURPLE NEW ZEALAND FLAX	5 GAL.	PER PLAN	CITY STD.DETAIL #1001
	GISTUS SALVIIFOLIUS/ ROCKROSE	1 GAL.	PER PLAN	CITY STD.DETAIL #1001
	RHAMPHOLEPIS INDICA 'PINKIE' / DWARF INDIA HAWTHORN	1 GAL.	PER PLAN	CITY STD.DETAIL #1001
	PHOTINIA X. FRASERI / FRASERS PHOTINIA	5 GAL.	PER PLAN	CITY STD.DETAIL #1001
	STRELITZIA REGINAE / BIRD OF PARADISE	5 GAL.	PER PLAN	CITY STD.DETAIL #1001
GROUNDCOVERS				
	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	FLATS @ 24" O.C.		DETAIL 2, SHT. '1'
	DWARF TALL FESCUE	SOD		
	LONICERA JAPONICA 'HALLIYANA' / HALLS HONEYSUCKLE	FLATS @ 24" O.C.		DETAIL 2, SHT. '1'
VINES				
	FIGUS PUMILA/ CREEPING FIG	1 GAL. @ 10' O.C.		ALL C.M.W. WALLS
NON LIVING GROUNDCOVERS				
	STABILIZED DECOMPOSED GRANITE TRAIL PER CITY STD.			D.S. TRAIL PER CITY STD TRAIL DETAILS #2
FENCE				
	TRAIL FENCE			TRAIL FENCE PER CITY STANDARD TRAIL DETAILS # 9 & 12
	MOWCURB AT TRAIL			MOW CURB PER DETAIL 2, SHT '1'

*NOTE:

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4. CONTRACTOR SHALL PLACE ONE (1) SIGN ON ENDPOST AT EVERY ENTRY TO RECREATIONAL TRAIL. SEE CITY STD. DETAIL #12 FOR SIGNAGE REQUIREMENTS.



DETAIL NOTES:

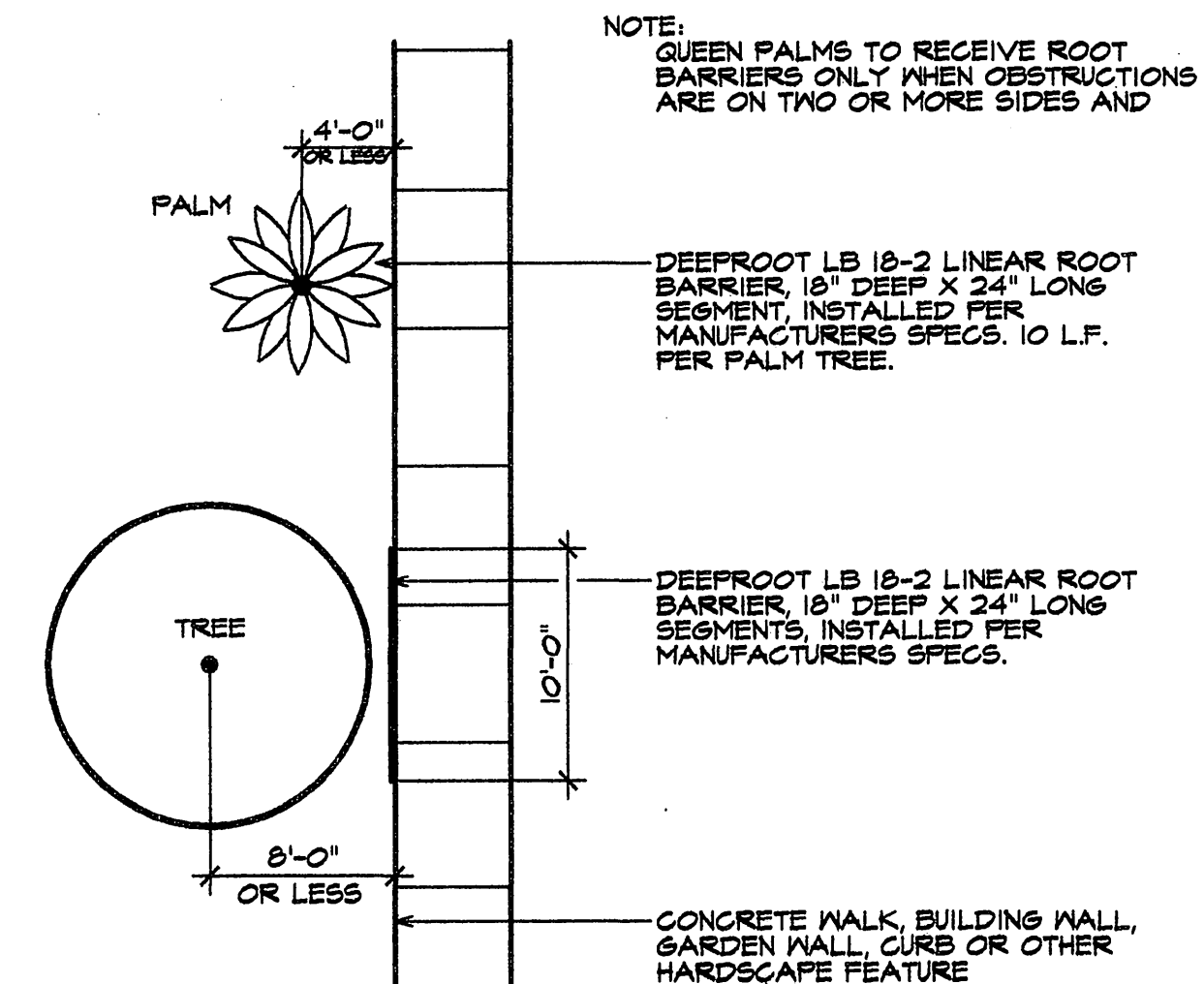
1. 6"x6" CONCRETE MOW CURB 2500 PSI @ 28 DAYS TYPE, NATURAL GRAY CONC. FINISH: SMOOTH TROWEL EDGES TO HAVE 1/2" RADIUS TYP.
2. #4 HORIZ. CONT. AT CENTER LAP BARS @ 8" AT SPLICES AND TIE

GENERAL NOTES:

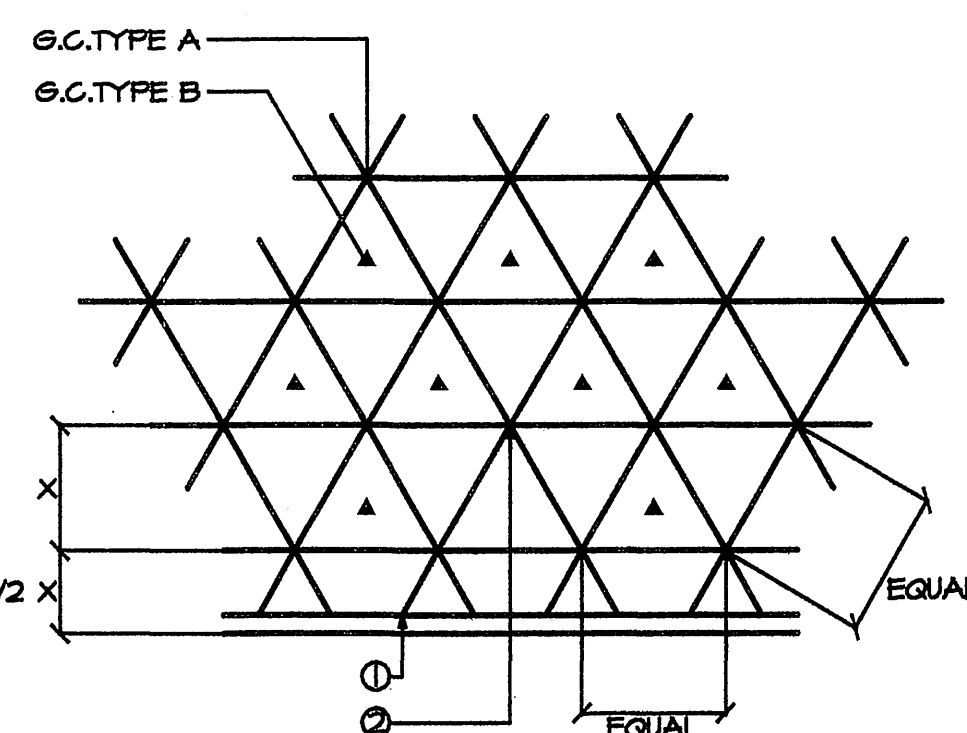
INSTALL 1/2" PREFORMED FIBER EXPANSION JOINTS @ 15' O.C. TYP. AND AT BEGINNING AND END OF ALL RADII

FINISH GRADE:
1" BELOW TOP OF MOW CURB FOR TURF AREAS
2" BELOW TOP OF MOW CURB FOR GROUNDCOVER AREAS

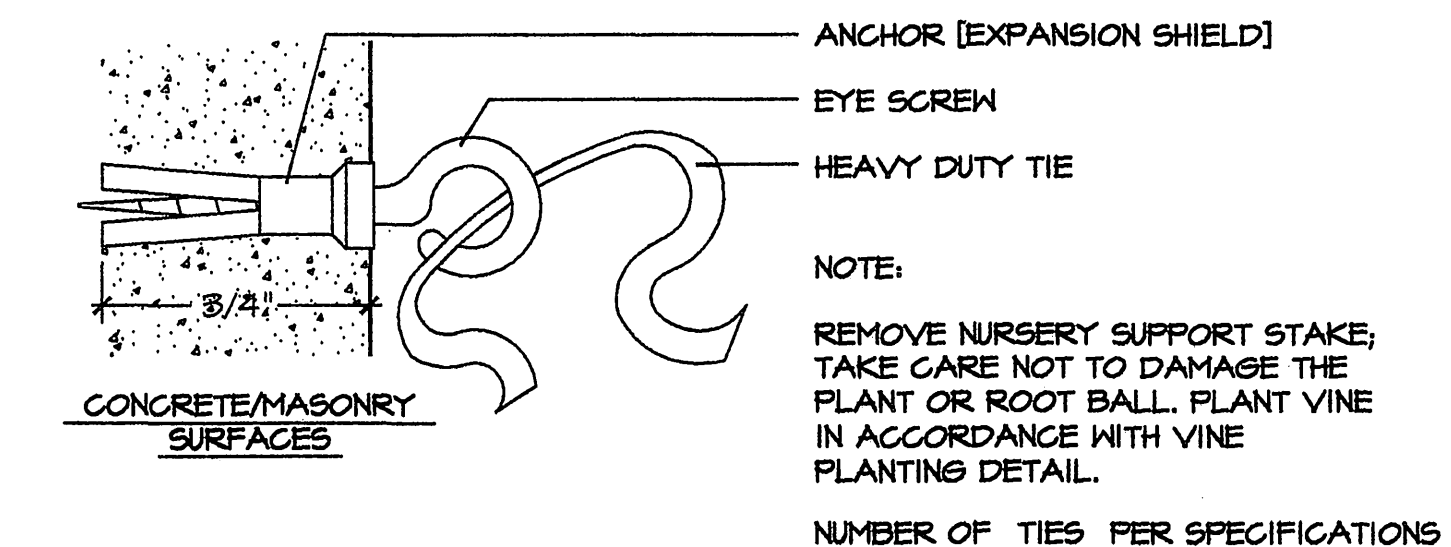
1 | 6x6 MOWCURB



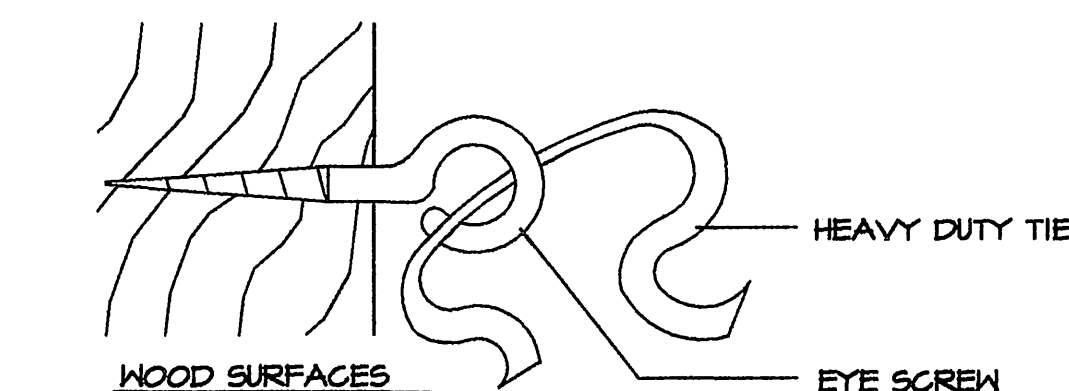
1 | ROOT BARRIER



2 | SHRUBS & G.C.



3 | VINE ATTACHMENT



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PLANNING DEPARTMENT APPROVAL

DR. CASE # P03-0776 / P04-0661

UW Corp

4/30/05

DESIGNED BY _____ DRAWN BY _____ SS _____ CHECKED BY _____ CGG

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT

APPROVED BY _____ BY _____ DATE _____
DEPUTY P.W. DIRECTOR
PRINCIPAL ENGINEER
CHIEF P.W. INSPECTOR
TRAFFIC DIVISION
SURVEYOR
STREET SERVICES
PARKS DEPARTMENT

APPROVED BY _____ BY _____ DATE _____
PUBLIC WORKS DIRECTOR
DATE: 12/16/05

OFFSITE STREETSCAPE PLANTING PLAN

**LA RIVERA VILLAS
RIVERA AT STRONG STREET**

HORIZ. SCALE: AS NOTED

IDLA JOB #: 11903

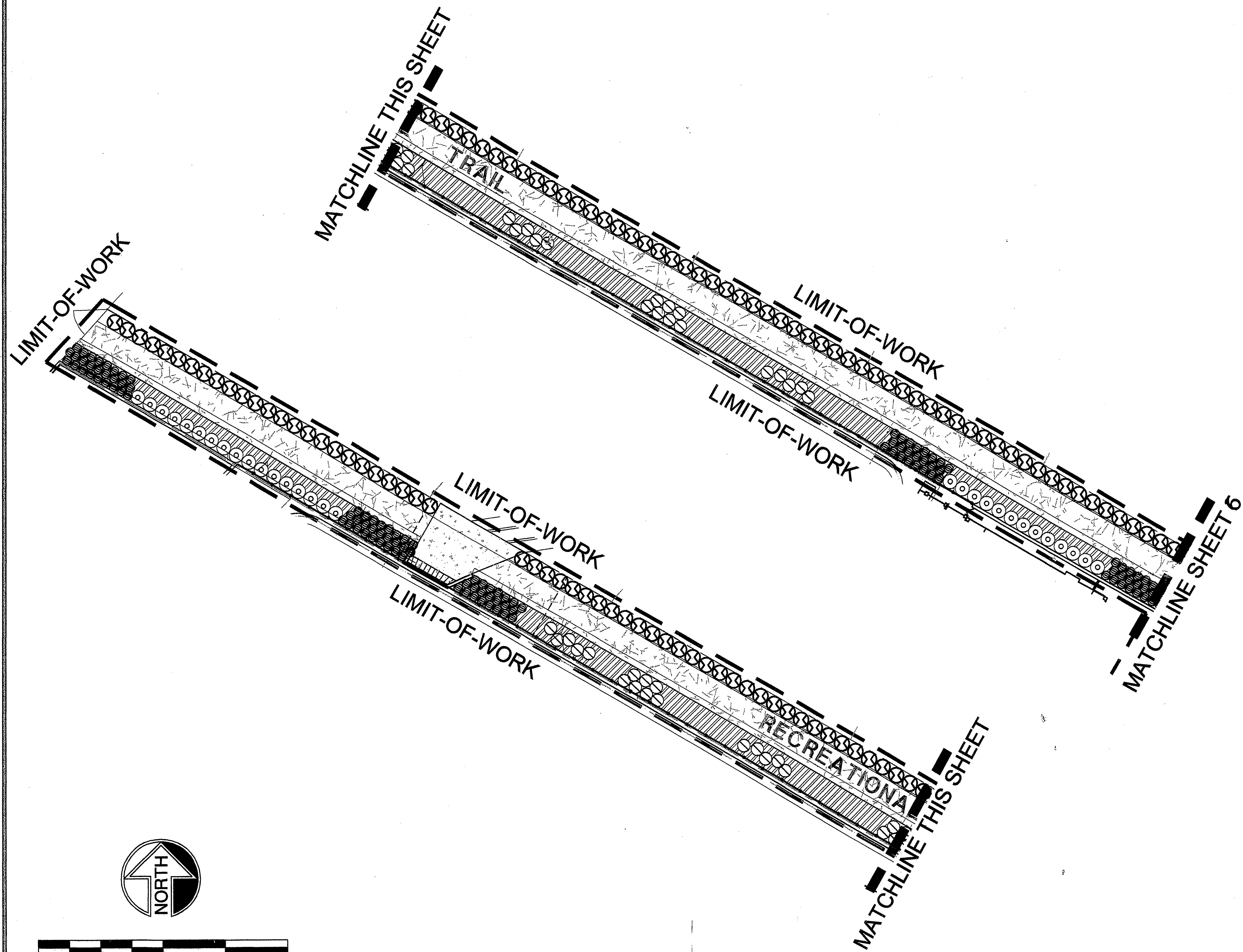
R-3782-L

SHEET 7 OF 9

FILE NO.

INDEXED 12-23-05 FH

PRP03-0011/PC-4401-R/T



PLANTING LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	DETAIL
TREES				
	JACARANDA MIMOSIFOLIA / JACARANDA	24" BOX	PER PLAN	CITY STD.DETAIL #1001,002
	PODOCARPUS GRACILIOR/FERN PINE	15 GAL.	PER PLAN	CITY STD.DETAIL #1001,002
	PLATANUS X. ACERIFOLIA / LONDON PLANE TREE	15 GAL.	PER PLAN	CITY STD.DETAIL #1001,002
	SCHINUS MOLLE / CALIFORNIA PEPPER	15 GAL.	PER PLAN	CITY STD.DETAIL #1001,002
	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	10' B.T.F.	30' O.C.	CITY STD.DETAIL #1001,002
SHRUBS				
	TAGETES LEMONII	5 GAL.	PER PLAN	CITY STD.DETAIL #1001
	PHORMIUM TENAX 'ATROPURPUREA' / PURPLE NEW ZEALAND FLAX	5 GAL.	PER PLAN	CITY STD.DETAIL #1001
	CISTUS SALVIIFOLIUS/ ROCKROSE	1 GAL.	PER PLAN	CITY STD.DETAIL #1001
	RHAMPHILEPIS INDICA 'PINKIE' / DWARF INDIA HAWTHORN	1 GAL.	PER PLAN	CITY STD.DETAIL #1001
	PHOTINIA X. FRASERI / FRASERS PHOTINIA	5 GAL.	PER PLAN	CITY STD.DETAIL #1001
	STRELITZIA REGINAE / BIRD OF PARADISE	5 GAL.	PER PLAN	CITY STD.DETAIL #1001
GROUNDCOVERS				
	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	FLATS @ 24" O.C.		DETAIL 2, SHT. '1'
	DWARF TALL FESCUE	SOD		
	LONICERA JAPONICA 'HALLIYANA' / HALLS HONEYSUCKLE	FLATS @ 24" O.C.		DETAIL 2, SHT. '1'
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	FIGUS PUMILA/ CREEPING FIG	1 GAL @ 10' O.C.	ALL C.M.W. WALLS	
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	STABILIZED DECOMPOSED GRANITE TRAIL PER CITY STD.			D.S. TRAIL PER CITY STD TRAIL DETAILS #12
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40' 30' 20' 10' 0' 20' 40'
SCALE 1"=20'



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PLANNING DEPARTMENT APPROVAL
DR. CASE # P03-0776 / P04-0661
[Signature] 11/30/05

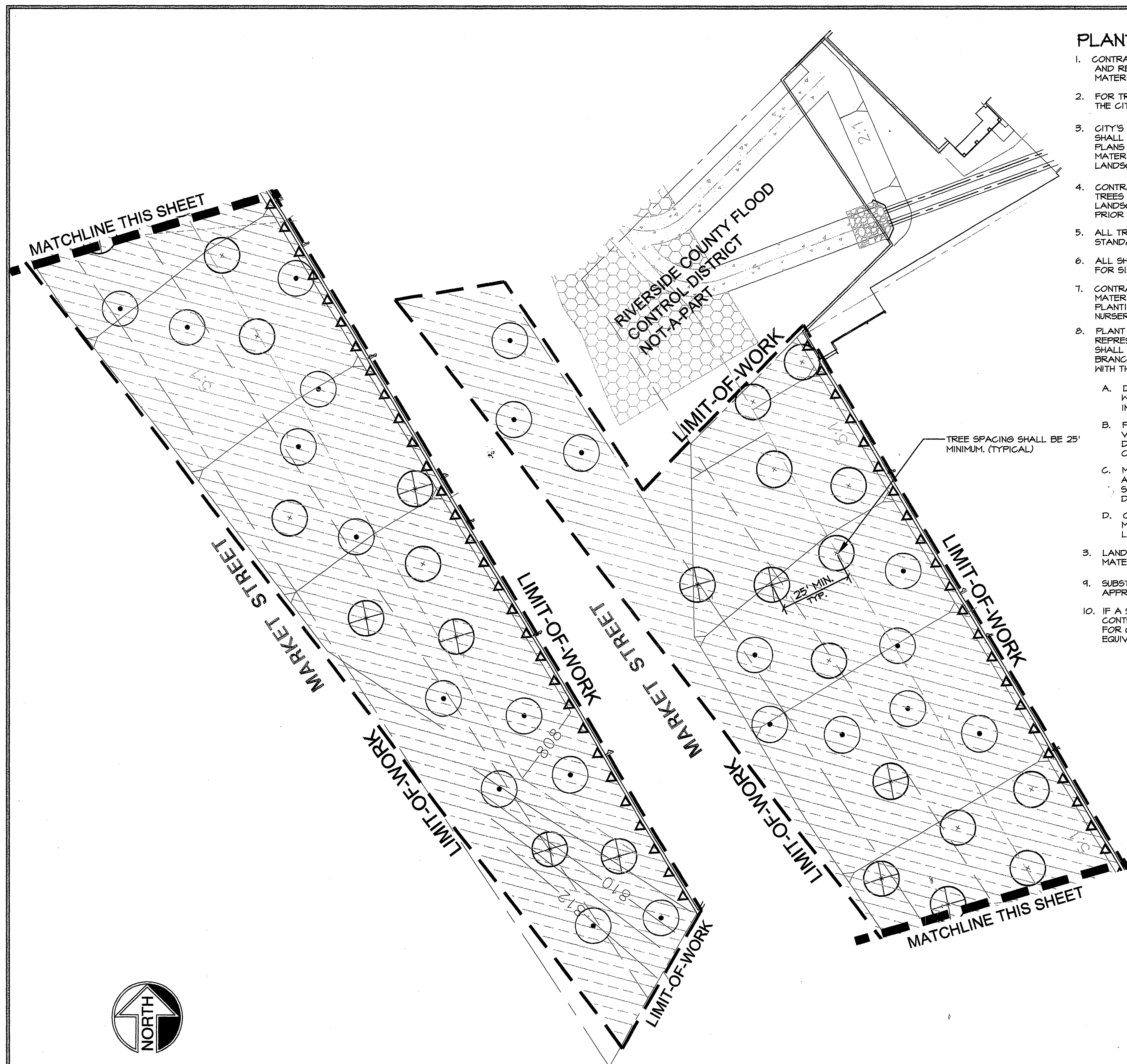
CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT			
APPROVED BY	BY	DATE	APPROVED BY
DEPUTY P.W. DIRECTOR			<i>[Signature]</i>
PRINCIPAL ENGINEER			PUBLIC WORKS DIRECTOR
CHIEF P.W. INSPECTOR			DATE 12/8/05
TRAFFIC DIVISION			
SURVEYOR			
STREET SERVICES			
PARKS DEPARTMENT			

OFFSITE STREETSCAPE
PLANTING PLAN
LA RIVERA VILLAS
RIVERA AT STRONG STREET
HORIZ. SCALE: AS NOTED

IDA JOB #: 11903
R-3782-L
SHEET 8 OF 9
FILE NO.

INDEXED 12-23-05 LfH

PRP03-0011/PC-4401-R/T



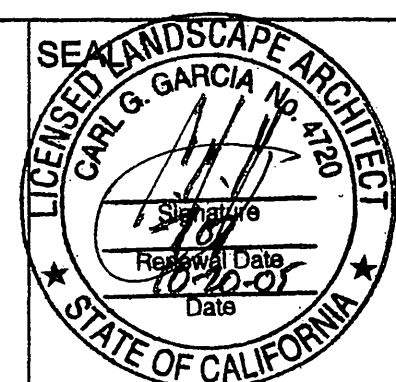
PLANTING NOTES

- CONTRACTOR IS TO COMPLY WITH FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS PERTAINING TO THE INSPECTION OF PLANT MATERIALS FOR DISEASES AND INSECT INFESTATION.
- FOR TREE STAKING AND SHRUB PLANTING REQUIREMENTS REFER TO THE CITY STANDARD DETAILS AND SPECIFICATIONS.
- CITY'S PUBLIC LANDSCAPE INSPECTOR (PLI) & LANDSCAPE ARCHITECT SHALL APPROVE ALL PLANT MATERIALS FOR CONFORMANCE TO THE PLANS AND SITE CONDITIONS AND THE FINAL PLACEMENT OF THE PLANT MATERIAL PRIOR TO INSTALLATION CONTACT PUBLIC LANDSCAPE INSPECTOR & LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO DIGGING PLANT PITS.
- CONTRACTOR SHALL CHALK OUT INTENDED TREE LOCATIONS FOR ALL TREES OF 15 GALLON SIZE AND LARGER, AND CONTACT PUBLIC LANDSCAPE INSPECTOR & LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO DIGGING PLANT PITS.
- ALL TREES SHALL BE EQUAL TO, OR SURPASS "CITY" STANDARDS FOR SIZE AND QUALITY.
- ALL SHRUBS SHALL BE EQUAL TO, OR SURPASS "CITY" STANDARDS FOR SIZE AND QUALITY.
- CONTRACTOR SHALL USE NURSERY TAGS TO VERIFY ALL PLANT MATERIAL SPECIES, VARIETY AND SIZE IN ACCORDANCE WITH THE PLANTING PLAN AND WITH THE AMERICAN ASSOCIATION OF NURSERYMEN "STANDARD OF PRACTICE."
- PLANT MATERIAL SHALL BE HEALTHY, WELL-DEVELOPED AND REPRESENTATIVE OF THEIR SPECIES AND VARIETIES. MATERIALS SHALL BE FREE FROM DISFIGUREMENTS, AND HAVE WELL-DEVELOPED BRANCH STRUCTURE AND ROOT SYSTEMS. CONTRACTOR TO COMPLY WITH THE FOLLOWING CONDITIONS:
 - DO NOT PRUNE ANY PLANT MATERIALS PRIOR TO DELIVERY WITHOUT SPECIFIC APPROVAL FROM THE PUBLIC LANDSCAPE INSPECTOR & THE LANDSCAPE ARCHITECT.
 - PLANTS ARE SUBJECT TO INSPECTION FOR SIZE, SPECIES, VARIETY, CONDITION, LATENT DEFECTS, AND INJURY PRIOR TO DELIVERY TO THE PROJECT SITE AND AT ANY TIME DURING THE COURSE OF CONSTRUCTION.
 - MATERIAL DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT WILL NOT BE DELIVERED TO THE PROJECT SITE OR SHALL IMMEDIATELY BE REMOVED FROM THE SITE IF ALREADY DELIVERED.
 - CONTRACTOR SHALL BE PREPARED TO SHOW THAT PLANT MATERIAL IS NOT ROOT BOUND TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT & PUBLIC LANDSCAPE INSPECTOR.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO TAG ALL PLANT MATERIALS AT THE NURSERY OF HIS CHOICE FOR USE ON THE PROJECT.
- SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY.
- IF A SPECIFIED PLANT SPECIES OR VARIETY IS NOT AVAILABLE, THE CONTRACTOR MAY SUBMIT A PROPOSAL TO THE CITY FOR CONSIDERATION TO PROVIDE THE NEAREST EQUIVALENT SIZE OR VARIETY.
- THE CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE TO THE OWNER THAT ALL PLANT MATERIAL WILL GROW IN A VIGOROUS AND HEALTHY MANNER FOR THE FOLLOWING PERIODS OF TIME:
 - LESS THAN 5 GALLON SIZE: 60 DAYS.
 - 5 GALLON TO 15 GALLON SIZE: 180 DAYS.
 - 15 GALLON AND LARGER (INCLUDING ALL PALM TREES): 1 YEAR.
- THE GUARANTEE FOR EACH PERIOD SHALL BEGIN ON THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AFTER THE SUCCESSFUL COMPLETION OF THE ONE YEAR MAINTENANCE PERIOD.
- CONTRACTOR SHALL REPLACE ALL DEAD, DYING OR UNHEALTHY PLANTS DURING THE MAINTENANCE AND GUARANTEE PERIOD.
- REPLACEMENT PLANTS SHALL MATCH THE ORIGINAL IN SPECIES, VARIETY SIZE AND CHARACTER.
- THE CONTRACTOR SHALL KILL AND/OR REMOVE ALL EXISTING WEEDS FROM THE SITE PRIOR TO THE START OF CONSTRUCTION. TREAT SOIL IN ALL AREAS SCHEDULED FOR PLANTING, SEEDING, OR TO RECEIVE INERT GROUNDCOVER MATERIALS WITH A PRE-EMERGENT HERBICIDE AS RECOMMENDED AND APPLIED BY A LICENSED PEST CONTROL SPECIALIST. REAPPLY PRE-EMERGENT AFTER ROOTED GROUNDCOVERS HAVE BEEN PLANTED. WEED CONTROL OPERATIONS ARE SUBJECT TO INSPECTION OF THE PLANNING LANDSCAPE INSPECTOR.
- ALL TREES SHALL BE PLANTED A MINIMUM OF 2' FROM ALL PAVING, WALLS, BUILDINGS, MONUMENTS, HEADERS, TURF EDGE, ETC., UNLESS OTHERWISE NOTED ON PLANS.
- ALL LANDSCAPE PLANTERS, GROUNDCOVER AND NEW SHRUB AREAS ARE TO BE MULCHED AT THE CONCLUSION OF PLANTING OPERATION. 2" DEEP LAYER IN ALL SHRUB AREAS (CONTINUOUS).
- SOIL PREPARATION AND BACKFILL RECOMMENDATIONS CONTAINED WITHIN THE SPECIFICATIONS OR CONSTRUCTION DRAWINGS OR DETAILS ARE FOR BID PURPOSES ONLY. FINAL SOIL RECOMMENDATION FROM AN APPROVED AGRICULTURAL SOILS LAB WILL DETERMINE THE ULTIMATE SOIL PREPARATION AND BACKFILL MIX.
- A COPY OF THE SOILS REPORT SHALL BE GIVEN TO THE PUBLIC LANDSCAPE INSPECTOR & TO THE LANDSCAPE ARCHITECT PRIOR TO ANY WORK BEING DONE. THE CONTRACTOR SHALL NOTIFY THE OWNER OFFICER OF ANY SOIL PROBLEMS THAT MIGHT AFFECT PLANT GROWTH.
- INSPECTIONS:
 - INSPECTIONS WILL BE REQUIRED.
 - THE CONTRACTOR SHALL CONTACT BOTH THE PUBLIC LANDSCAPE INSPECTOR & LANDSCAPE ARCHITECT AT LEAST 48 HOURS (2 WORKING DAYS) IN ADVANCE OF AN ANTICIPATED INSPECTIONS REQUIRED AT EACH OF THE STEPS BELOW:
 - AT COMPLETION OF FINISH GRADING WORK FOLLOWING SOIL PREPARATION WORK.
 - WHEN CONTAINER PLANTS ARE SPOTTED FOR PLANTING, BUT BEFORE PLANTING HOLES ARE EXCAVATED.
 - WHEN PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED.
 - AT START OF PLANT ESTABLISHMENT PERIOD.
 - AT END OF PLANT ESTABLISHMENT PERIOD, PRIOR TO FINAL ACCEPTANCE OF THE PROJECT FOR MAINTENANCE.
- MAINTENANCE PERIOD:
 - MAINTENANCE PERIOD SHALL BE 1 YEAR
- CALL CITY FOR ALL INSPECTIONS.

SEE SHEET 6, 7, 8 FOR PLANTING LEGEND



40' 30' 20' 10' 0' 20' 40'
SCALE 1"=20'



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PLANNING DEPARTMENT APPROVAL
DR CASE # P03-076 / P04-0661

LM. Cargo

11/30/05

MARK REVISIONS APPR. DATE
DESIGNED BY DRAWN BY SS CHECKED BY CGG

**CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT**

APPROVED BY BY DATE
DEPUTY P.W. DIRECTOR
PRINCIPAL ENGINEER
CHIEF P.W. INSPECTOR
TRAFFIC DIVISION
SURVEYOR
STREET SERVICES
PARKS DEPARTMENT

APPROVED BY
Paul Bay
PUBLIC WORKS DIRECTOR
DATE 12/8/05

**OFFSITE STREETSCAPE
PLANTING PLAN**

**LA RIVERA VILLAS
RIVERA AT STRONG STREET**

HORIZ. SCALE: AS NOTED

IDA JOB #: 11903

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SHEET 9 OF 9

FILE NO.

INDEXED 12-23-05

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